



GRASSROOTS
REALTY GROUP

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139 Fireside Close
Cochrane, Alberta

MLS # A2339098



\$699,900

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,027 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 139 Fireside Close – the Bellevue CL by Calbridge Homes. This 2,026 sq ft home offers 3 bedrooms, a great room, features a 42" direct vent gas fireplace with tile surround and wood mantle – a stunning focal point for the main living space. The kitchen is appointed with 42" upper cabinets, engineered stone countertops, a Whirlpool gas range with chimney hood fan, French door fridge, and built-in microwave. The upper floor boasts a luxury primary suite, with separate tiled shower and soaker tub. Triple-pane windows, R22 insulated walls, R50 attic insulation, HRV ventilation, and a Rinnai tankless water heater reflect a high-performance build throughout. A 10'x10' rear deck with BBQ gas line rough-in, included washer and dryer, and a 9' upgraded basement foundation round out this exceptional home. Immediate possession available. Photos are representative.