



GRASSROOTS
REALTY GROUP

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**315 Fireside Drive
Cochrane, Alberta**

MLS # A2343698

\$489,900

Division:	Fireside		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,502 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: n/a

315 Fireside Drive is fresh, modern and ready for its first owners! This brand-new 1,500 sq. ft. home in Fireside offers 3 bedrooms, 2.5 bathrooms and a smart layout that makes excellent use of every square foot. The open main level features 9' ceilings, luxury vinyl plank flooring and a stylish kitchen with quartz countertops, stainless steel appliances and matte-black finishes. Upstairs you'll find convenient laundry and a comfortable primary retreat with a dual-sink ensuite. A separate side entrance adds flexibility for future basement development. All that's left to do is move in and make it yours!