



GRASSROOTS
REALTY GROUP

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17 Fireside Cove
Cochrane, Alberta

MLS # A2344401



\$569,900

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,462 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s), Wet Bar		

Inclusions: NA

Tucked away on Fireside Cove, is this warm and inviting home with over 2100sf of living space in the family-friendly community of Fireside. From the moment you arrive, the thoughtful layout offers a comfortable setting for everyday living, with a bright kitchen, dedicated dining area and welcoming living room. The main floor is designed for connection, with the central kitchen flowing naturally between the dining and living spaces while maintaining an open feel. Quartz countertops, stainless-steel appliances and hardwood flooring add a practical, polished touch. Upstairs, the primary bedroom includes a four-piece ensuite, while two additional bedrooms and a full bathroom provide flexibility for family, guests or a home office. The finished lower level extends the living space with a spacious family room, beautiful wet bar, guest bedroom and full bathroom—an ideal setup for movie nights, teenagers, visitors or a quiet retreat. Central air conditioning helps keep the home comfortable through the warmer months, and the fully fenced backyard with rear deck provides a private setting for outdoor dining, entertaining or enjoying the seasons. A double detached garage adds everyday convenience, while the turnkey condition allows you to move in and make the space your own. Located in the welcoming town of Cochrane, this home is close to schools, parks, pathways, shopping, restaurants and everyday amenities, with convenient access to Calgary and the Rocky Mountains. With three finished levels and a layout that balances shared spaces with room to retreat, 17 Fireside Cove offers a comfortable lifestyle in a community you'll be proud to call home.