



GRASSROOTS
REALTY GROUP

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7 Fireside Common Cochrane, Alberta

MLS # A2345434



\$634,900

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,190 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Other		

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

Inclusions: None

Welcome to the "Delilah" by Genesis Builders Group in the desirable community of Fireside. This beautifully crafted home offers over 2,100 sq ft of thoughtfully designed space, including 3 spacious bedrooms, 2.5 bathrooms, and a main-floor office. Step inside to airy 9' ceilings and an inviting colour palette. A front flex room creates the perfect space for a home office or study, while a conveniently placed powder room adds everyday ease. The dining area flows effortlessly into the centrally located kitchen, which showcases quartz countertops, sleek stainless steel appliances, and ample cabinetry, with an island perfect for entertaining. The living room has a striking focal-point fireplace. A functional mudroom off the double-attached garage completes this level and enhances everyday convenience. Upstairs, you'll find a thoughtfully designed layout highlighted by a centrally located bonus room offering excellent separation between sleeping areas. The spacious primary retreat features ample room for a king bedroom suite, a dedicated ensuite bathroom with dual sinks and oversized shower and a large walk-in closet. The second bedroom is well-sized, while the third bedroom impresses with its own walk-in closet. A full bathroom and convenient upper-floor laundry complete this level. The unfinished basement offers 9' ceilings and is ready for your design ideas. *PHOTOS ARE REPRESENTATIVE OF A PREVIOUSLY BUILT MODEL.* Colours and selections are included in the photos. RMS has been applied to construction drawings.