



GRASSROOTS
REALTY GROUP

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31 Fireside Common W Cochrane, Alberta

MLS # A2345833



\$629,900

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,073 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

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 31 Fireside Common, a brand new home built by Genesis Builders Group in the sought-after community of Fireside, offering over 2,000 sq. ft. of developed living space with 4 bedrooms, 2.5 bathrooms and a main floor flex room. The main floor features a bright, open layout with a welcoming living room that flows into the kitchen, complete with ample cabinetry, a central island, and a breakfast nook. A separate dining room provides additional space for hosting and entertaining, while the flex room offers versatility as a home office, study, or play area. A convenient 2-piece bathroom and access to the attached double garage complete the main level. Upstairs, the home offers four bedrooms, including a spacious primary suite with a walk-in closet and private ensuite. Three additional bedrooms share a full bathroom. The upper level also features a comfortable family room and a dedicated laundry room, adding convenience to everyday routines. The lower level offers approximately 932 sq. ft. of unfinished space, providing excellent potential for future development. Located in the vibrant community of Fireside, this home is close to parks, pathways, schools, and everyday amenities, making it a great opportunity to own a quality-built home in one of Cochrane's most popular neighbourhoods.