



GRASSROOTS
REALTY GROUP

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110 Fireside Cove
Cochrane, Alberta

MLS # A2346439

\$450,000

Division:	Fireside		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,286 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings		

Inclusions: N/A

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom half duplex in the sought-after community of Fireside. Thoughtfully designed with a bright, open-concept layout, this inviting home blends comfort, functionality, and style with quality finishes and numerous upgrades throughout. The main floor features high ceilings, beautiful hardwood flooring, and a spacious great room anchored by a cozy gas fireplace. The bright, well-appointed kitchen offers dark wood cabinetry, granite countertops, stainless steel appliances, and a large island—perfect for everyday living and entertaining. The main level provides convenient access to the large two-tiered rear deck and fully fenced backyard, featuring a well-maintained yard with mature trees providing privacy and plenty of space to relax, barbecue, or entertain family and friends. Upstairs, you'll find three generous bedrooms, including a spacious primary suite with a walk-in closet and private ensuite. A full bathroom completes this functional upper level. The unfinished basement offers a blank canvas for your future plans, with excellent potential to create additional living space, a recreation area, home gym, or office. The double detached garage provides secure parking and additional storage. Fresh interior paint and numerous quality upgrades add to the appeal of this meticulously maintained, move-in-ready home. Ideally located close to parks, pathways, schools, restaurants, and local shops, with convenient access to Calgary and a quick route west to the Rocky Mountains. Whether you're enjoying a quiet evening on the deck, gathering around the fireplace, or heading out to explore the mountains, this home offers a wonderful place to put down roots and enjoy the best of Cochrane living.