

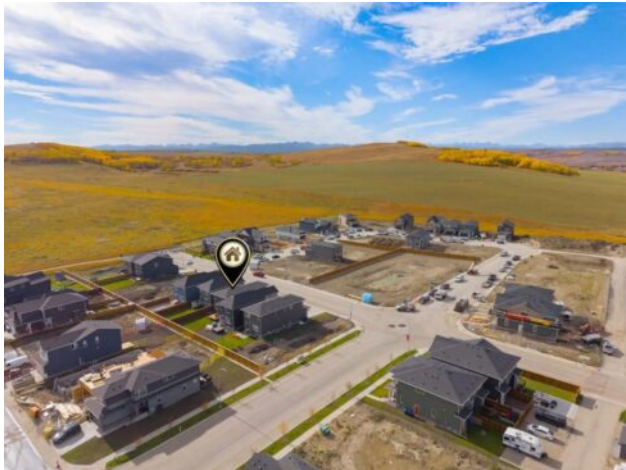


GRASSROOTS
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**115 Fireside Street
Cochrane, Alberta**

MLS # A2348024



\$682,500

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,938 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Few Trees, Interior Lot, Lawn, Level, No Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: none

Move-in-ready and in pristine condition, this Calbridge Homes Lakewood model combines a highly functional layout with a sophisticated neutral palette in the popular community of Fireside. A double attached garage provides everyday convenience, while the bright, open-concept main floor offers a warm and welcoming atmosphere. At the heart of the home, the kitchen balances style and practicality with ceiling-height two-tone cabinetry, quartz countertops, a spacious island, an upgraded sink with matte-black faucet, and a corner pantry. Coordinated black hardware and lighting add a crisp contemporary finish, while a gas fireplace creates an inviting focal point in the adjoining living room. From the dining area, step outside to a custom 12' x 14' deck with a privacy screen and natural gas BBQ hookup, overlooking a freshly sodded backyard ready to enjoy. Upstairs, a generous bonus room provides a versatile and comfortable living space, ideal for relaxing, entertaining, working or play. Convenient upper-floor laundry simplifies the daily routine, while two well-proportioned bedrooms share a Jack-and-Jill bathroom. The spacious primary suite features a beautifully appointed ensuite with dual sinks, quartz countertops, a deep soaker tub, a walk-in shower with bench, and a private water closet. Custom blinds throughout—including room-darkening blinds in the bedrooms—offer comfort and privacy from the moment you move in. A separate side entrance and unfinished basement provide added flexibility and room for the home to evolve with your needs. Ideally located near two neighbourhood schools, playgrounds, pathways, sports fields, pump tracks, a skatepark and a seasonal leisure rink, this home offers an exceptional community setting. With Bragg Creek just 20 minutes away and Canmore approximately 45 minutes away,

outdoor adventures are always within reach.