



GRASSROOTS
REALTY GROUP

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**12 Fireside Bend
Cochrane, Alberta**

MLS # A2348753

\$445,000

Division:	Fireside		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,163 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: White ikea cabinet in 2nd bedroom

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom half duplex in Fireside, with no condo fees and a great double detached garage. High ceilings and hardwood flooring make the main level feel bright and welcoming. The open kitchen features quartz countertops, stainless steel appliances, ample cabinetry and a large island, with easy access to the back deck and fully fenced yard. A garden and patio add space to relax or entertain outdoors. Upstairs, the spacious primary bedroom includes a walk-in closet and private ensuite. Two additional bedrooms and a full bathroom complete the upper level. The unfinished basement offers room for future development and includes laundry, with the washer and dryer included. Parks, schools, restaurants and local shops are close by, while Calgary is approximately 20 minutes away and the Rocky Mountains are an easy drive west.