



GRASSROOTS
REALTY GROUP

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**63 Fireside Crescent
Cochrane, Alberta**

MLS # A2350680



\$599,900

Division:	Fireside		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,035 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage		

Inclusions: All Window Coverings (include. Curtain rods, Curtains, Blinds) All light fixtures attached, Radon Mitigation System

Welcome to 63 Fireside Crescent, where generous living space, natural light, and a fantastic location come together in the family-friendly community of FIRESIDE. Offering over 2000 SQ. FT. of thoughtfully designed living space, this LARGE DUPLEX provides the room and functionality of a larger home while keeping you connected to one of Cochrane's welcoming west-side communities. Step inside to a bright, inviting interior enhanced by HIGH CEILINGS, LARGE WINDOWS, a NEUTRAL COLOUR PALETTE, and a desirable SOUTH-FACING orientation that fills the home with natural sunlight. The main living area is designed for both everyday comfort and entertaining, centred around a cozy NATURAL GAS FIREPLACE. The spacious kitchen features crisp WHITE CABINETRY, a LARGE CENTRE ISLAND, PANTRY, and plenty of workspace for everything from busy weekday mornings to hosting friends and family. A functional MUDROOM adds convenience and additional storage to the main level. Upstairs, a spacious BONUS ROOM creates the perfect second living area for movie nights, a kids' play space, home office, or quiet retreat. Throughout the home, you'll appreciate the abundance of storage and practical layout designed with everyday living in mind. Recent updates include a NEW SAMSUNG WASHER & DRYER (2026), NEW FRIGIDAIRE COOKTOP (2026), replaced faucets, and the added peace of mind of a RADON DETECTOR. Outside, enjoy a LANDSCAPED, FULLY FENCED PRIVATE YARD with the added bonus of NO NEIGHBOURS DIRECTLY BEHIND. The deck is ready for summer evenings with a GAS LINE FOR YOUR BBQ, while the ENCLOSED, WEATHER-PROTECTED STORAGE beneath the deck provides an excellent spot for seasonal items, outdoor gear, and more. A DOUBLE ATTACHED GARAGE offers even

more storage and parking space, while the UNFINISHED BASEMENT provides an exciting opportunity to create additional living space tailored to your needs. Living in FIRESIDE means enjoying a community designed around an active, connected lifestyle. Scenic pathways, parks, playgrounds, schools, green spaces, and nearby amenities make it easy to enjoy daily life close to home. With convenient access to Cochrane's shops, restaurants, recreation, and services, along with easy connections toward Calgary and the Rocky Mountains, this location offers an ideal balance of COMMUNITY, CONVENIENCE, AND OUTDOOR LIVING. With its SOUTH-FACING EXPOSURE, OVER 2000 SQ. FT., PRIVATE YARD, NO NEIGHBOURS BEHIND, DOUBLE ATTACHED GARAGE, and spacious family-friendly layout, 63 Fireside Crescent is ready to welcome you home.