



GRASSROOTS
REALTY GROUP

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2 Fireside Common Cochrane, Alberta

MLS # A2351162

\$539,900

Division:	Fireside		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,800 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Mx
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)		
Inclusions:	None		

Welcome to 2 Fireside Close, a beautifully designed Sawyer model by Genesis Builders on a desirable corner lot in Cochrane's sought-after Fireside community. Featuring thoughtful upgrades, modern finishes, and a functional, family-friendly layout. Step inside to discover a bright, welcoming main floor with a versatile flex room, ideal for a home office, playroom, or additional sitting area. The open concept design seamlessly connects the spacious living room, dining area, and beautifully appointed kitchen, creating an inviting space for everyday living and entertaining. The kitchen features elegant white quartz countertops, Chantilly Lace shaker-style cabinetry, a stylish Taj Mahal backsplash, and a central island with an eating bar. An upgraded railing adds a sophisticated architectural touch, while a gas line to the range provides added flexibility for your cooking preferences. Upstairs, you'll find a spacious bonus room, perfect for family movie nights or a relaxing retreat. The primary bedroom features a private ensuite and walk-in closet, while two additional bedrooms, a full bathroom, and convenient upper-floor laundry complete this thoughtfully designed level. Additional upgrades include a separate side entry for convenient access and added flexibility, plus a rear deck perfect for warm summer evenings or entertaining guests. A gas line to the BBQ makes outdoor cooking even more convenient. The charming Craftsman-inspired exterior adds timeless curb appeal and complements the home's desirable corner-lot location. Located in the vibrant community of Fireside, residents enjoy nearby parks, playgrounds, scenic walking pathways, schools, shopping, and everyday amenities. With convenient access to Highway 22 and Highway 1, commuting to Calgary or heading west to explore the Rocky Mountains is easy. Discover exceptional craftsmanship, thoughtful

upgrades, and modern family living at 2 Fireside Close, where comfort and convenience come together in beautiful Cochrane. Photographs are representative and are of a previously built model. Please reference the mood board in the photographs for current selections and finishes. Colours, finishes and materials are subject to change without notice based on availability at the time of installation.