

**420 Fireside Drive  
Cochrane, Alberta**

**MLS # A2258242**

# \$519,900



<b>Division:</b>	Fireside		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,628 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Kitchen Island, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

The Felix by Genesis Homes offers 1,628 sq ft of thoughtfully designed space in the desirable community of Fireside. This home features 3 bedrooms and 2.5 bathrooms, blending modern style with family functionality. The main floor's open-concept layout connects the kitchen, dining, and living areas, creating a bright and inviting space for entertaining and everyday living. Upstairs, the owner's bedroom includes a private ensuite, while two additional bedrooms, a full bathroom, and convenient laundry complete the level. With a tentative completion date of January 2026, this home is a perfect opportunity to plan your move into one of Cochrane's most vibrant communities. Fireside offers parks, schools, pathways, and close access to amenities, making it ideal for families seeking both convenience and lifestyle. Built with Genesis Homes' commitment to quality and craftsmanship, the Felix is designed for lasting value. Photos are representative.