

**49 Fireside Bend
Cochrane, Alberta**

MLS # A2262492

\$560,000



Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,367 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Insulated, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home		
Inclusions:	Pool-Above ground		

Extremely well-maintained and beautifully updated home on a quiet street, just steps to parks, walking paths, schools, and a skating rink. This 3+1 bedroom, 3.5 bathroom home offers over 2,000 sq ft of finished living space. The insulated, heated garage includes 220 V power and an automatic door opener. Enjoy your massive deck and fully fenced backyard oasis featuring a gazebo and above-ground pool. The covered front porch is perfect for morning coffee. The primary suite features a walk-in closet and relaxing soaker tub. The kitchen offers granite countertops, an island, pantry, garbage disposal, and reverse-osmosis water filter. Bright open-concept living area with ceiling fans in all rooms. No front neighbors and plenty of street parking. Located in a family-friendly community with easy access to recreation, restaurants, and a short drive to the mountains.