

780-832-5880

cord@gpremax.com

## 75 Fireside Common Cochrane, Alberta

MLS # A2271464



\$749,000

Division:	Fireside				
Type:	Residential/House				
Style:	Bungalow				
Size:	1,222 sq.ft.	Age:	2025 (0 yrs old)		
Beds:	1	Baths:	1 full / 1 half		
Garage:	Double Garage Attached				
Lot Size:	0.09 Acre				
Lot Feat:	Back Yard, Street Lighting				

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)

Inclusions: N/A

Welcome to 75 Fireside Common, featuring the Emerald model by Calbridge Homes. This 1,222 sq ft home offers stylish, low-maintenance living with a thoughtfully designed layout ideal for singles, couples, or downsizers. The bright main level includes an open-concept kitchen, dining, and living area with modern finishes throughout, along with a convenient half bath. The spacious primary bedroom includes a full ensuite and generous closet space, providing comfort and privacy. Large windows bring in plenty of natural light, and a double attached garage adds everyday convenience for parking and storage. Located in the sought-after Fireside community in Cochrane, you' Il enjoy access to parks, pathways, schools, and local amenities, all within a welcoming and connected neighbourhood. Photos are representative.