

## 56 Fireside Common Cochrane, Alberta

MLS # A2274588



# \$629,900

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Fireside               |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,021 sq.ft.           | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 1 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.08 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Lane              |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Aluminum Siding , Wood Frame  | <b>Zoning:</b>    | R-2 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance |                   |     |
| <b>Inclusions:</b> | n/a   |                   |     |

Welcome to the Montay in Cochrane's Fireside community. This home offers 2,021 sq. ft., 4 bedrooms, and 2.5 bathrooms. Modern design and thoughtful upgrades make daily living easy. The main floor features a bright, open kitchen with quartz countertops, shaker-style cabinetry, and stainless-steel appliances. The island adds seating and workspace. The walk-through pantry and mudroom provide smart storage. Connected dining, living, and great rooms create an ideal space for gatherings. Upstairs, the primary suite has a walk-in closet and a private ensuite. Three more bedrooms, a full bathroom, a versatile loft, and an upper laundry complete the floor. Built with flexibility in mind, this home includes a side entry and unfinished basement with 9-foot ceilings, ready for your ideas. A double garage and rear lane access add convenience. Fireside is one of Cochrane's most connected communities, known for its schools, local shops, and pathways winding through parks and nature. It's designed for families and outdoor lifestyles, with quick access to Calgary and the mountains. Area size was calculated with the RMS using the builder's blueprints. Photos are representative. The kitchen in this home has white cabinetry.