424 Fireside Drive
Cochrane, Alberta

MLS # A2275874

$499,900

Division:	Fireside		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,614 sq.ft.	**Age:**	2025 (1 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	-
Basement:	Other	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-mx
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bathroom Rough-in, Double Vanity, High Ceilings, Vinyl Windows, Walk-In Closet(s)

Inclusions: refrigerator, Dishwasher, Microwave, Electric stove, Range hood

Welcome to this beautifully appointed, brand-new 3-bedroom, 2.5-bathroom duplex in the highly sought-after community of Fireside. Step inside to over 1600 sq. ft. of living space with an open-concept main floor. Large windows flood the space with natural light. The kitchen and living areas flow seamlessly, making it easy to entertain and enjoy everyday living. The kitchen offers ample storage, warm cabinetry with eye-catching black hardware and lighting, white quartz countertops, a spacious kitchen island and sleek stainless steel appliances. Head upstairs to a spacious primary suite with a 5-piece ensuite featuring an oversized shower and dual sinks. A walk-in closet completes the primary bedroom, making for a comfortable retreat. Two additional bedrooms, a full bathroom with a tub, and laundry complete the living levels. The unfinished basement with side entrance access and 9-foot ceilings offers endless potential to create extra living space to suit your needs. The backyard is a black canvas for you to landscape as you wish, and you can build the dream garage you have always wanted! With its quality finishes, smart layout, and unbeatable location, this Fireside duplex is a fantastic place to call home. Photos are representative of another model recently built. Colours and selections in this home are in the photos.