

**166 Fireside Bend
Cochrane, Alberta**

MLS # A2276377

\$649,900



Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,009 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

Welcome to 166 Fireside Bend, a well-designed family home backing onto a landscaped pathway in the heart of Fireside. Offering 2,000 developed SQ FT, this home is ideally situated on a generous lot. With schools, playgrounds, parks, and Fireside's retail hub just steps away, this location is perfect for families seeking both convenience and a strong sense of community. The main floor features a bright, open-concept layout with large rear-facing windows overlooking the backyard. The kitchen is the true centerpiece, showcasing full-height cabinetry with glass display uppers, a built-in wine rack, granite countertops, stainless steel appliances including a gas range, corner pantry, and a large island with breakfast bar and eye-catching stone detail. Thoughtful lighting and generous prep space make it ideal for both everyday living and entertaining. The dining area offers easy access to a well-designed two-tiered deck, creating a private outdoor space for hosting, relaxing, and enjoying summer evenings while overlooking mature landscaping and the pathway beyond. The great room is anchored by a stone feature wall with a double-sided fireplace, shared with the main floor office or den; A flexible space ideal for working from home or a quiet retreat. Upstairs, a vaulted-ceiling bonus room provides excellent additional living space filled with natural light. The primary suite features a walk-in closet and a well-appointed ensuite with jetted tub and standalone shower. Two additional bedrooms, a full bathroom, and a conveniently located laundry room complete the upper level. The undeveloped basement is ready for future customization with bathroom rough-in and large windows for added natural light. This home offers exceptional value in one of Cochrane's most family-friendly communities! Book your private showing today before it's gone!