

99 Fireside Common Cochrane, Alberta

MLS # A2276675

\$790,000



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|------------------|----------------------------|---------------|------------------|
| Division: | Fireside | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,190 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 3 | Baths: | 2 full / 2 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

Scheduled tentatively for Spring 2026 possession, 99 Fireside Common offers 2,013 sq ft of thoughtfully designed living space by Calbridge Homes in the Fireside community. This 3-bedroom, 2.5-bathroom home features a bright open-concept main floor with an L-shaped kitchen, walk-in pantry, and a large multifunctional island ideal for cooking and dining. The south-facing backyard includes a deck and backs onto greenspace, providing privacy and natural views. Upstairs, the spacious primary bedroom is complemented by two additional bedrooms, a full bathroom, and a generously sized laundry room. A vaulted-ceiling bonus room fills the upper level with natural light, creating an ideal space for a media room or relaxation area. Large windows throughout enhance the home's airy feel. A double attached garage adds secure parking and storage. Located close to parks, pathways, schools, and amenities, this upcoming home blends comfort, functionality, and community living. Photos are representative.