

### 52 Fireside Common SW Cochrane, Alberta

MLS # A2286463



## \$709,900

<b>Division:</b>	Fireside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,310 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Other		

<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Are you tired of the same cookie-cutter layouts and craving something more traditional while still enjoying the benefits of brand-new? With over 2,300 sq. ft., 4 bedrooms, 2.5 bathrooms, a main floor office and a thoughtfully designed floor plan, 52 Fireside Common might be exactly what you've been waiting for. Stepping inside, you're welcomed by a spacious entryway and a front flex room that's tucked away from the hustle and bustle of the home. Flowing through the main floor, you are greeted by a separate living and dining room. At the heart of the home is a stunning kitchen featuring warm cabinetry, elegant white quartz countertops, and stylish black hardware. The large central island provides plenty of room for entertaining, while the adjoining family room invites you to relax around the cozy focal-point fireplace. For those who love to cook, you'll appreciate the oversized pantry with space for all your appliances and essentials, plus a convenient gas line to the stove should you wish to upgrade. Upstairs, a beautiful open-to-the-below loft creates a bright, airy bonus space. You'll find three generously sized bedrooms, along with a full bathroom featuring dual sinks, perfect for the kids' bedtime routines. The spacious primary retreat features a generous walk-in closet and a private en-suite with an oversized shower and dual sinks. An upstairs laundry room adds everyday convenience and makes chores a breeze. Downstairs, the unfinished basement is full of potential with 9' ceilings, a separate entrance, and a legal suite rough-in (suite subject to city approval), ready for your future development ideas. Living in Fireside means enjoying tree-lined pathways, parks, playgrounds, and a true sense of community. Local schools, coffee shops, and everyday conveniences are just steps away, while downtown Cochrane is only minutes from your door. With the Rockies nearby and

Calgary a short drive away, Fireside offers the best of both worlds: a small-town connection with city access. \*RMS was applied to construction drawings provided by the builder. Taxes to be assessed. Front photo rendering may vary from actual home. Please confirm exterior elevation and colour with Genesis