

**123 Fireside Street
Cochrane, Alberta**

MLS # A2287125

\$689,900



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|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-MX |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Stone Counters, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to 123 Fireside Street, presented by Genesis Builders, ready for possession in March 2026! From the moment you step inside, you'll be captivated by the soaring open-to-above ceilings and the bright, expansive open-concept main floor. A convenient mudroom off the garage keeps life organized, while the heart of the home, the kitchen, is designed for entertaining. Featuring beautiful cabinetry, quartz countertops, a spacious island and sleek stainless steel appliances. The dining area flows seamlessly into the inviting living room, with a striking focal-point fireplace. A stunning spindle staircase leads you upstairs to a central bonus room offering perfect separation from the primary suite and additional bedrooms. The primary suite is a true retreat, spacious enough for a king-size bedroom set, complete with a large walk-in closet and a spa-like ensuite featuring dual sinks, a luxurious soaker tub, and an oversized shower. Two additional bedrooms, each with a walk-in closet, are complemented by a dedicated full bathroom. A convenient second-floor laundry room makes daily chores effortless. The unfinished basement has its own separate entrance and 9-foot ceilings. It is roughed in for a legal suite (a secondary suite is subject to city/municipality approval and permitting). It is a blank canvas, waiting for your design ideas. Located in the vibrant community of Fireside in Cochrane, this home offers the perfect blend of small-town charm and modern convenience. With quick access to Calgary and just a short drive to the breathtaking Rocky Mountains, Fireside is ideal for those who love an active lifestyle, scenic surroundings, and a strong sense of community. *RMS has been applied to blueprints provided by the builder. Taxes to be assessed.