

346 Fireside Place  
Cochrane, Alberta

MLS # A2154047



## \$649,000

<b>Division:</b>	Fireside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,739 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Street Lig		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, 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>	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** Vivint (Telus) Security System (Paid)

Spectacular fully developed, 2 storey built home with over 2200 square feet of developed living space in the sought after and family friendly community of Fireside. Welcome home! This well appointed, 5 bed, 3.5 bath home has tonnes of upgrades. This home showcases pride of ownership in every detail. Ascend the steps to a vast front porch and enter through the front door, where a generous entryway and expansive living area welcome you upon arrival. Step inside to discover a beautifully designed home featuring 9-foot ceilings with neutral finishes. Large windows flood the space with natural light, enhancing the bright and open layout. Elegant hardwood runs throughout the main floor, creating a seamless flow between rooms. The functional main floor layout includes a central office and dining area. The sleek kitchen includes quartz countertops and tiled backsplash. There are stainless steel appliances, corner pantry, huge centre island and maple cabinetry offering plenty of counter and storage space. This modern kitchen offers both beauty and functionality making it the perfect space for cooking and entertaining. Adjacent to the kitchen area offers access to the private, fully landscaped and fenced backyard perfect for outside entertaining. A two piece powder room completes the main level. As you make your way upstairs, you'll find the primary bedroom, which boasts an elegant four-piece ensuite with a spacious stand-up shower and an expansive walk-in closet with built-ins. Two additional spacious bedrooms provide plenty of room for family or guests, accompanied by another well-appointed 4-piece bathroom. A convenient upstairs laundry room, thoughtfully designed for ease of use, completes this floor. The lower level is fully finished and offers a recreation room, perfect for gatherings and relaxation. It also includes the fourth and fifth

bedrooms and a four-piece bathroom, providing both comfort and functionality. Fully landscaped and fenced backyard with mature trees. Double detached heated and insulated garage. Hospital-grade central whole home HEPA system included. Recent updates include newer dryer and microwave hood range. Additionally, the property is close to all essential amenities, pathways, parks and schools, ensuring that everything you need is within easy reach. This is a rare find! Book your showing today!