

**346 Fireside Place
Cochrane, Alberta**

MLS # A2175205



\$624,900

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,735 sq.ft.	Age:	2012 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Lawn, Interior Lot, Landscaped, Level, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this stunning, fully developed 2-storey home, offering over 2,200 square feet of thoughtfully designed living space in the highly desirable, family-friendly community of Fireside. This beautiful 5-bedroom, 3.5-bath home is brimming with upgrades and showcases impeccable pride of ownership. Step up to the spacious front porch and enter into a welcoming foyer, where you'll immediately notice the expansive living area and 9-foot ceilings. The home is bathed in natural light from large windows, which highlights the bright, open layout and neutral finishes. Gorgeous hardwood flooring flows seamlessly throughout the main level, connecting the central office, dining area, and a modern kitchen that's perfect for both cooking and entertaining. The kitchen features sleek quartz countertops, a stylish tiled backsplash, stainless steel appliances, a corner pantry, and a large center island. With maple cabinetry offering ample storage, this kitchen is as functional as it is beautiful. From here, access the private, fully landscaped and fenced backyard, ideal for outdoor gatherings. A two-piece powder room completes the main floor. Upstairs, you'll find the luxurious primary suite, complete with a 4-piece ensuite featuring a spacious stand-up shower and a large walk-in closet with custom built-ins. Two additional generously sized bedrooms, a second 4-piece bathroom, and a convenient laundry room finish off the upper level. The fully finished lower level offers a recreation room, perfect for relaxation or hosting, as well as two more bedrooms and a third 4-piece bathroom. The backyard is fully landscaped with mature trees, and the double detached garage is heated and insulated for comfort year-round. Additional features include a hospital-grade central HEPA system, new dryer, and microwave hood-fan. This home is ideally located close

to parks, pathways, schools, and all essential amenities. Don't miss the opportunity to own this rare gem—schedule your showing today! Check out the VIDEO & U-TOUR.