

**32 Fireside Link**  
**Cochrane, Alberta**

**MLS # A2205171**



**\$817,500**

<b>Division:</b>	Fireside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,135 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)

**Inclusions:** All Lighting Fixtures Attached, TV Wall Mount, Built-In in Mudroom, Bike Racks

Welcome to this beautifully designed home in the sought-after community of Fireside! This home is just minutes away from the school, making it super convenient to send the kids off right from the front door! As you walk in, this home features OPEN-CONCEPT living on the main floor with LUXURY VINYL PLANK FLOORING. The bright living space is highlighted by LARGE WINDOWS and a cozy GAS FIREPLACE with a mantle and STONE SURROUND. The kitchen boasts WHITE CABINETRY, a stylish herringbone tile backsplash, an ISLAND with WHITE QUARTZ COUNTERTOPS, a BREAKFAST BAR, and a CORNER PANTRY. A custom MUDROOM with BUILT-IN LOCKERS, cabinetry, and GRANITE COUNTERS adds function and style. Step outside from the dining room onto your spacious COMPOSITE DECK spanning the back of the home with PRIVACY WALLS. Enjoy the EAST FACING BACKYARD with BACK LANE ACCESS. Upstairs, you'll find FOUR BEDROOMS UP, including the primary bedroom with a luxurious 5-piece ENSUITE featuring a SOAKING TUB, GLASS-SURROUND SHOWER, DUAL VANITY, and a WALK-IN CLOSET. A BONUS ROOM that provides additional family space, and a KIDS WING with THREE EXTRA BEDROOMS, and a MAIN bathroom for the kids to share with DUAL SINKS, and a combo tub and shower that's separated off for privacy and functionality. The FULLY FINISHED BASEMENT offers 9' CEILINGS, LUXURY VINYL PLANK FLOORING, a large REC ROOM for entertaining or a home gym, a fifth bedroom with SOUND DAMPENING, and a 3-piece bathroom with a GLASS-DOOR SHOWER. The OVERSIZED DOUBLE ATTACHED GARAGE includes BIKE RACKS and is ROUGHED-IN for HEATING. Plus, enjoy CENTRAL AIR-CONDITIONING for year-round comfort! This home is a

must-see&mdash;schedule your viewing today!