

197 Fireside Way
Cochrane, Alberta

MLS # A2229822



\$515,000

Division:	Fireside		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,350 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Low Maintenance Landscape, Square Sha		
Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Ceramic Tile, Vinyl Plank		
Roof:	Asphalt Shingle		
Basement:	Full, Unfinished		
Exterior:	Vinyl Siding		
Foundation:	Poured Concrete		
Features:	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		
Water:	-		
Sewer:	-		
Condo Fee:	-		
LLD:	-		
Zoning:	R-MX		
Utilities:	-		

Inclusions: s/s fridge, stove, dishwasher, OTR microwave, washer, dryer, garage heater, garage A/C unit, garage opener + remote, shed

Located in the sought-after community of Fireside, this 3-bedroom, 2.5-bath townhome offers the perfect blend of style, functionality, and convenience. Built by Calbridge Homes, this home showcases thoughtful design and quality craftsmanship throughout. Step inside to discover a bright, open-concept main floor featuring a sun-filled living room that creates a warm and welcoming space to relax and unwind. The flow continues into a beautiful white kitchen complete with a corner pantry, large granite island, modern stainless steel appliances, and luxury vinyl plank flooring throughout. The spacious dining area is ideal for family gatherings and opens through patio sliding doors onto the back deck with a pergola, perfect for enjoying the landscaped and fully fenced backyard. Upstairs, the primary suite offers a walk-in closet and a stylish ensuite with double sinks, creating a private and functional retreat. Two additional bedrooms, a full bathroom, and a convenient upstairs laundry room complete the upper level. Granite countertops throughout add a touch of luxury to every space. Outside, you'll find a 22x20 heated detached garage, offering ample space for vehicles, hobbies, or storage. The home has been freshly painted throughout and is truly move-in ready. Perfectly situated across from a scenic park with walking trails, and just minutes to schools, shopping, dining, and all of Cochrane's amenities. Fireside is a vibrant and welcoming community with quick, easy access to the Trans-Canada Highway—making commutes into Calgary or weekend escapes to the mountains effortless. Don't miss your opportunity to own this exceptional home with no condo fees in one of Cochrane's most desirable neighbourhoods!