

# \$675,000 - 77 Fireside Crescent, Cochrane

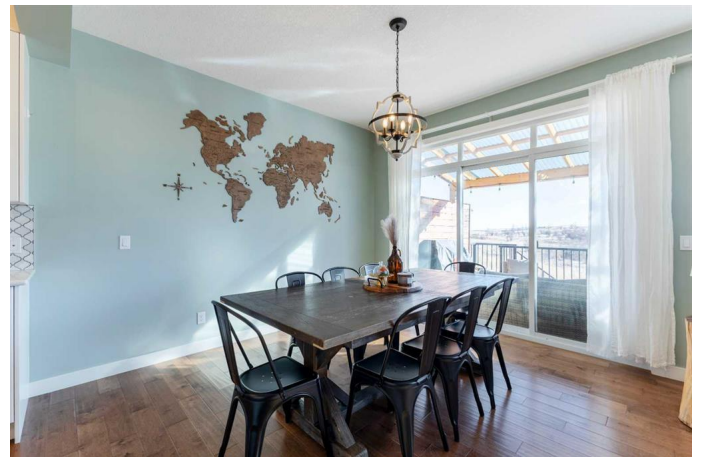
MLS® #A2199344

**\$675,000**

4 Bedroom, 3.00 Bathroom, 2,127 sqft  
Residential on 0.07 Acres

Fireside, Cochrane, Alberta

**\*\*\*OPEN HOUSE, SAT MAR 15 & SUN MAR 16 - 12PM - 4PM\*\*\*.** Welcome Home and to Fireside in Cochrane! This beautiful 5 level split , 3 bedroom home has been lovingly upgraded and maintained. There's definitely pride of ownership here. The entrance way has custom railings, built in shoe case and ceramic tile floors, and we're just getting started. The main level, open area living space has engineered hardwood flooring, custom front on the gas fireplace, wide open windows to the south facing private yard. You're not looking into your neighbours' homes here...and never will. Quartz countertops throughout, along with custom lighting, cabinet handles and a transom window in the pantry. For those few days where the heat can get to you, there's A/C throughout this beautiful home. A quick few steps down a level and you have a stunningly appointed powder room, sitting/coat area with a live edge bench, just before heading out to the garage. This home is hard wired for security, you'll always feel and be safe, with 5 security cameras and the ability to monitor from your phone. A flick of the switch in the garage and the powered door shuts down. With a nest system, you can adjust your thermostat to your liking with your cell, while you're gone. Upstairs from the main area, we have a large family room with plank wall, barn door window covering and a little nook for the kiddos to play in or use as a game area and upgraded insulation to ensure a peaceful home. The carpet and underlay on



this level and upstairs are upgraded and plush.

Both inside and outside walls are wired for TV etc. Check out the shutters, they're all custom throughout. The top level hosts, a one of a kind laundry room, with an apron sink, butcher block counter and is beautifully designed. Your primary suite takes up the width of the house, has a walk in closet with built ins and the ensuite is so relaxing with a large soaker tub, custom faucets and mixed metals, simply divine. One bedroom has been designed for your little one's adventures with a built in nook/closet for them play/read or simply hang out and have quiet time. Bedroom 3 is a peaceful room for your company to relax, office or craft room. The basement level is partially completed, with tons of storage built in, a work room, plumbed for a bathroom, crawl space for storage and a psuedo craft/guest room that has not been permitted or fully completed as of yet. Check out the Hot Water Tank, it's 75 gallons, perfect for a busy family and it runs on natural gas, which is a total upgrade. The back yard is facing south, where you can lounge on the deck in the evenings, take in all the scenery and wildlife that Cochrane has to offer and enjoy your new life! Fireside has so much to offer, with all the parks, schools within walking distance, walking paths and nature everywhere you turn.

Built in 2017

### **Essential Information**

MLS® #	A2199344
Price	\$675,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,127
Acres	0.07

Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 5 Level Split
Status	Active

### Community Information

Address	77 Fireside Crescent
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2L5

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Parking Pad
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Built-In Electric Range, ENERGY STAR Qualified Appliances, Gas Water Heater
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Gas, Living Room, Blower Fan, Brick Facing, Glass Doors
Has Basement	Yes
Basement	Crawl Space, Full, Unfinished

### Exterior

Exterior Features	Balcony, Fire Pit, Private Yard, Rain Gutters, Storage
Lot Description	Backs on to Park/Green Space, Lawn, No Neighbours Behind, Private, Street Lighting

Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 4th, 2025
Days on Market	6
Zoning	R-MX
HOA Fees	53
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	MaxWell Canyon Creek
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