

80 Fireside Common
Cochrane, Alberta

MLS # A2258837

\$679,900

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,126 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

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

Inclusions: Refrigerator, Stove, Range Hood, Dishwasher, Built in Microwave

Welcome to 80 Fireside Common, a beautifully designed new build in the welcoming community of Fireside, Cochrane. Offering 2,126 sq. ft. of thoughtfully planned living space, this home combines modern comfort with small-town charm. The main floor features an open-concept design with 9' ceilings, a spacious great room anchored by a modern fireplace, and a chef-inspired kitchen complete with quartz countertops, a Blanco Silgranit sink, a walk-in pantry, and gas rough-ins for both the range and BBQ. The dining area flows seamlessly into the living space, while a versatile flex room and a practical mudroom enhance everyday function. Upstairs, a bright bonus room provides a perfect gathering place. The primary suite is a private retreat with a large walk-in closet and an ensuite featuring dual sinks and a walk-in shower. Two additional bedrooms, each with their own walk-in closets, share a full bathroom, and the laundry room is conveniently located on this level. The lower level is built on a 9' foundation and awaits your personal touch. Exterior details include a Craftsman-inspired elevation and a double attached garage offering plenty of parking and storage. Living in Fireside means enjoying tree-lined pathways, parks, playgrounds, and a true sense of community. Local schools, coffee shops, and everyday conveniences are just steps away, while downtown Cochrane is only minutes from your door. With the Rockies nearby and Calgary a short drive away, Fireside offers the best of both worlds: small-town connection with city access. This brand-new home in Fireside is the perfect choice for families and anyone looking to enjoy both comfort and community in a sought-after location. *Builder measurements and completion dates are approximate and subject to change. Area size was calculated by applying the RMS to the blueprints provided

by the builder.