

**339 Fireside Place  
Cochrane, Alberta**

**MLS # A2291891**



**\$599,900**

<b>Division:</b>	Fireside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,583 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Garage Door Opener, Garage Heater, All Lighting Fixtures Attached, Hot Water On Demand, Window Coverings, Gazebo with String Lights

**\*\*OPEN HOUSE SATURDAY MARCH 28 FROM 1PM-3PM\*\*** Beautifully finished 2 storey home with 4 bedrooms and 3.5 bathrooms in the desirable community of Fireside. This well-maintained, MOVE-IN READY home features tasteful upgrades, a functional floor plan, laminate flooring, and large windows that fill the space with natural light. The main floor welcomes you with a SPACIOUS FOYER and a versatile OFFICE/FLEX ROOM, perfect for working from home. The OPEN-CONCEPT kitchen is ideal for everyday living and entertaining, featuring GRANITE COUNTERTOPS, designer lighting, a LARGE ISLAND, shaker-style cabinetry, and a generous pantry. The bright dining area flows seamlessly into the cozy living room with a GAS FIREPLACE, creating a warm and inviting atmosphere. Upstairs, you’ll find three spacious bedrooms, including the primary retreat with a WALK-IN-CLOSET and private 4-piece ensuite, along with a full main bathroom. The FULLY FINISHED BASEMENT adds valuable living space with a recreation room, fourth bedroom, and an additional 4-piece bathroom perfect for guests or a growing family. Enjoy outdoor living with a charming gazebo with lighting, ideal for relaxing or entertaining in the beautifully landscaped backyard. The property also offers RV PARKING with back lane access and a HEATED DOUBLE DETACHED GARAGE. Fantastic location just steps from parks and within walking distance to the K&#8 school, sports fields, and nearby shopping. A wonderful family home in a vibrant community.