\$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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