

**135 Fireside Drive
Cochrane, Alberta**

MLS # A2244466



\$574,900

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,497 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Dry Bar, Granite Counters, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

The Perfect Family Start ‐ Space, Style & a Backyard to Love! Welcome to the kind of home that just works for young families - where every space has a purpose and every corner invites connection, creativity, and comfort. Step inside and instantly feel the warmth of an open floor plan designed for real life. The spacious kitchen is the heart of the home - perfect for pancake mornings, after-school snacks, and family dinners that turn into dance parties. The bright living area flows seamlessly, so you can keep an eye on the kids while cooking, hosting, or relaxing. Open the back door and discover a backyard that's ready for it all - birthday parties, sprinkler runs, cozy fires, and late-night chats under the stars. There's even a storage shed for all the bikes, toys, and gear that come with active family life! Upstairs, the large primary bedroom is your private retreat, complete with a walk-in closet and spacious ensuite. Two additional bedrooms - both with built-in closets - are perfect for growing kids. The laundry area has been upgraded with custom built-ins to keep things tidy (and handle all the baskets and socks life throws your way!) Downstairs, the fully finished basement offers bonus space for everything your family needs. The fourth bedroom is perfect as a playroom, home office, or guest room, and the stylish bathroom with heated floors is a cozy touch on chilly days. And yes - there's room for all the extras! Two parking spots, plus RV parking, and handy back door storage for boots, backpacks, and sports gear. All this in a location that couldn't be better. Walk the kids to school, enjoy the parks and scenic pathways, grab a coffee or a seat on a patio - it's all just minutes away. Plus, you're under 10 minutes to the #1 Highway for quick getaways to the mountains or the city. This isn't just a house - it's where your next

chapter begins.