

**167 Fireside Drive
Cochrane, Alberta**

MLS # A2258950



\$619,900

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,500 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Kitchen Storage Cabinet

FULLY DEVELOPED | OVERSIZED HEATED DOUBLE GARAGE | CENTRAL A/C | BEAUTIFUL BACKYARD W/ FIRE PIT This beautifully maintained Janssen-built home offers over 2,000 sq. ft. of finished living space across three levels, designed with quality craftsmanship, thoughtful upgrades, and modern convenience. Main Floor: -Bright open-concept layout with oversized windows for plenty of natural light -Durable luxury vinyl plank flooring and fresh, modern paint throughout -Stylish kitchen with new convection/air fry stove, stainless steel appliances, and granite counters -Smart design with pocket doors to separate the rear entry and the option to close off the living room from the kitchen—ideal for privacy or cozy nights in Upper Level: -Three spacious bedrooms, including a primary suite with 3-piece ensuite -Convenient laundry room on the same level as the bedrooms -Beautifully updated 4-piece main bath, perfect for family or guests -Matching granite counters carried through from the kitchen Finished Basement: -Large rec room or bedroom with an oversized walk-in closet -2-piece bath with cabinet storage and potential for a future shower -Versatile room for office, hobby, or extra storage Outdoor Living: -South-facing backyard oasis with a sunny deck, stone patio, and firepit—perfect for gatherings -Enclosed dog run with doggy door access into the garage (gate included, just needs to be installed) -Gated access on both sides plus no rear lane gate for added security -Oversized double detached garage, fully insulated (upgraded), drywalled, and heated Additional Features: -Central air conditioning for summer comfort -Kinetico K5 water filtration system + water softener -Central vacuum system Prime location in family-friendly Fireside, close to schools, parks, shopping, dining, and more If you're searching for a fully developed, move-in

ready home with exceptional finishes and a dream garage, 167 Fireside Drive is the one. Book your showing today!