



# 34 Fireside Circle Cochrane Alberta

\$564,900

**\*\*\*OPEN HOUSE\*\*\* SATURDAY, NOVEMBER 2, 12:00-2:00.** Stunning Semi-Detached Home in the heart of Fireside. This FULLY FINISHED home, built by JANSSEN, boasts a spacious DOUBLE detached GARAGE and is surrounded by WALKING PATHS and recreational spaces. An inviting main level features 9-FT CEILINGS and stunning HARDWOOD floors that flow throughout. The bright, open-concept kitchen is equipped with GRANITE countertops, subway tile back splash, stainless steel appliances, and a PANTRY for added storage. The kitchen seamlessly overlooks the dining area, creating an ideal space for entertaining. Cozy up by the GAS FIREPLACE in the living room for added warmth and relaxation. Upstairs, you'll find 3 bedrooms, including a primary bedroom complete with 3-PC ENSUITE featuring an OVERSIZED walk-in SHOWER, a large GRANITE VANITY and a spacious WALK-IN CLOSET. A guest 4-piece bath ensures comfort for family and friends. The NEWLY DEVELOPED BASEMENT, completed with all necessary PERMITS, adds valuable living space. It includes a versatile flex room, a 4TH BEDROOM with a LARGE WALK-IN CLOSET, and a stylish 4-piece bath with a granite vanity. A separate laundry room adds to the home's functionality and includes a central vacuum system, complete with attachments for effortless cleaning. The SOUTH FACING BACKYARD is perfect for summer gatherings, featuring a wood deck, concrete patio area and a convenient walkway leading to the double detached garage. Located near BULL RUSH PARK and a short walk to CENTRAL PARK, this property offers endless outdoor opportunities, including PLAYGROUND, FIRE PITS, PICNIC areas, and a PUMP TRACK. Families will appreciate the close proximity to both HOLY SPIRIT and FIRESIDE K-8 SCHOOLS, and the year-round OUTDOOR RINK making for perfect winter fun. Perfectly positioned to enjoy the best of Fireside living with LOCAL SHOPS and RESTAURANTS within the commun...

Dining room 12.42 Ft x 7.75 Ft

Primary Bedroom 12.17 Ft x 11.17 Ft

3pc Bathroom 10.17 Ft x 4.83 Ft

Bedroom 12.42 Ft x 8.58 Ft

Bedroom 12.42 Ft x 8.50 Ft

Bedroom 11.83 Ft x 11.00 Ft

Other 11.92 Ft x 5.08 Ft

4pc Bathroom 8.42 Ft x 4.83 Ft

Laundry room 13.83 Ft x 7.17 Ft

Living room 17.50 Ft x 11.33 Ft

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**Mirror**

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4pc Bathroom 7.42 Ft x 4.92 Ft

Kitchen 14.08 Ft x 9.75 Ft

Other 10.92 Ft x 10.58 Ft

2pc Bathroom 4.75 Ft x 4.42 Ft