



## 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

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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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