



## 350 Fireside Place Cochrane Alberta

\$519,000

"ATTENTION PROPERTY INVESTORS, THIS IS A PERFECT RENTAL HOME TO ADD TO YOUR PORTFOLIO!! QUICK POSSESSION AVAILABLE" Welcome to Fireside, a warm and welcoming family-oriented community nestled in the heart of beautiful Cochrane. This thoughtfully designed home offers not only an exceptional location but also a lifestyle surrounded by nature and convenience. Just steps from your front door, you'll find scenic walking and biking pathways, expansive green spaces, tranquil ponds, and a rolling wetland reserve teeming with wildlife. Families will appreciate being within walking distance to two schools Holy Spirit and Fireside School, multiple parks, playgrounds, and even an outdoor hockey rink--perfect for year-round enjoyment. This charming home offers over 2,000 sq. ft. of developed living space, the home has been freshly painted and includes a fully finished basement with BRAND NEW CARPET, and boasts 4 spacious bedrooms and 2.5 well-appointed bathrooms. The primary suite features a private ensuite and a generous walk-in closet and views of the south facing back yard. The open-concept main living area is bathed in natural sunlight thanks to large southwest-facing windows. Stylish updates include hardwood flooring, granite countertops with an eat up kitchen island, shaker style dark cabinetry and stainless steel appliances. A large double door pantry adds to the kitchen's appeal, offering ample storage for busy family life. Step outside to a beautifully maintained, sun-drenched south facing backyard--ideal for entertaining--with not one but two good sized decks. Situated on a peaceful, family-friendly street, this home offers the perfect blend of serenity and accessibility, just minutes from all the amenities Cochrane has to offer. Whether you're a first-time homebuyer or a growing family looking to leave the city behind for a more peaceful setting, this home presents ...

Bedroom 9.50 M x 10.60 M  
 Bedroom 9.40 M x 9.90 M  
 4pc Bathroom 8.10 M x 4.11 M  
 4pc Bathroom 8.00 M x 4.11 M  
 Primary Bedroom 11.00 M x 15.80 M  
 Family room 15.20 M x 12.11 M

Bedroom 13.90 M x 10.11 M  
 2pc Bathroom 4.60 M x 7.10 M  
 Living room 13.10 M x 14.80 M  
 Dining room 8.00 M x 12.50 M  
 Other 9.70 M x 14.60 M

Listing Presented By:



Originally Listed by:  
 CIR Realty

<https://kendrawatt.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
 cm.mackenzie@shaw.ca