



# 125 Fireside Cove Cochrane Alberta

\$574,900

Welcome to 125 Fireside Cove, a rare duplex backing directly onto pathway and expansive greenspace in the heart of Fireside. With no rear neighbours and open views behind you, the private, beautifully landscaped backyard offers direct access to walking paths and a peaceful setting that is hard to find at this price point. Offering over 1,800 sq ft above grade, this home delivers a layout and overall size that feels closer to a detached property than a typical duplex. The bright open concept main floor features a spacious kitchen with quartz countertops, a large island, ample cabinetry, and seamless flow into the dining and living areas. The living room is anchored by a cozy fireplace and large windows that frame the greenspace views. Upstairs, this home truly stands apart with a full bonus room, a rare and highly sought after feature in duplex living. Whether you need a media room, kids' play space, home office, or second family room, this added living area provides flexibility most duplexes simply do not offer. The upper level also includes a generous primary suite with a walk-in closet and 5-piece ensuite, two additional well sized bedrooms, a full bathroom, and convenient upper floor laundry. The unfinished basement provides over 600 sq ft of future development potential, ready to be customized to suit your needs. Backing onto pathway and greenspace, offering exceptional square footage, and featuring a true bonus room, this home delivers size, privacy, and functionality rarely available in this segment of the market. Walking distance to schools, parks, and amenities, this is an outstanding opportunity in one of Cochrane's most desirable communities. (id:6769)

- 4pc Bathroom 7.08 Ft x 8.08 Ft
- 5pc Bathroom 12.58 Ft x 9.33 Ft
- Bedroom 10.17 Ft x 10.08 Ft
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- Family room 14.67 Ft x 16.75 Ft
- Laundry room 6.67 Ft x 4.92 Ft
- Primary Bedroom 12.00 Ft x 13.50 Ft

- Storage 24.33 Ft x 26.58 Ft
- Furnace 9.67 Ft x 12.83 Ft
- 2pc Bathroom 4.92 Ft x 5.08 Ft
- Dining room 12.08 Ft x 9.92 Ft
- Kitchen 11.08 Ft x 12.67 Ft
- Living room 14.08 Ft x 13.25 Ft

Listing Presented By:



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Real Broker

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**RE/MAX Realty Professionals**

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