



# 73 Fireside Bend Cochrane Alberta

\$800,000

SEPARATE 2 BEDROOM LEGAL GARDEN SUITE | MASSIVE HEATED GARAGE | 4 BEDROOM HOUSE | 3.5 BATHROOM | AIR CONDITIONED | SPRAY FOAMED EXTERIOR WALLS AND ATTIC | FULLY DEVELOPED | QUIET STREET | TOTAL OF 6 BEDROOMS AND 4.5 BATHROOMS | OVER 2500 SQUARE FEET OF DEVELOPED LIVING SPACE (including the 2 bedroom legal garden suite) | Imagine waking up in the heart of Fireside, a vibrant Cochrane community known for its unparalleled amenities and close-knit neighborhood feel. This beautiful 2-storey family home greets you each morning with warmth and elegance. As you walk through the front door, you are greeted by the open-concept living space designed for both relaxation and entertainment. The kitchen, a haven for any cooking enthusiast, is equipped with stainless steel appliances and a spacious island perfect for morning breakfasts or evening gatherings. The adjoining dining area and living room, create a seamless flow that makes hosting friends and family a joy. Finishing the main is a 1/2 bath and the convenient rear mud room. Upstairs, your sanctuary awaits. The primary bedroom offers a peaceful retreat, complete with dual closets and a luxurious 3-piece ensuite bathroom featuring a generous shower with floor to ceiling tile with 10mm glass sliding doors. The two additional bedrooms are generously sized, ideal for children or guests next to the 4-piece main bathroom and the very convenient upper laundry room. The fully-developed basement is well outfitted with a 4th bedroom, modern 3-piece bathroom, tons of storage and a very comfortable family room that is setup as a 5.1 surround sound theatre room for those family movie nights!! The oversized heated garage offers ample storage and keeps your vehicles safe from the elements. Step outside into your private backyard, a secure and inviting space for children and pets to play. Picture summer barbecues and evening gatherings w...

Primary Bedroom 12.42 Ft x 11.92 Ft  
 3pc Bathroom 8.67 Ft x 4.92 Ft  
 Laundry room 4.58 Ft x 2.83 Ft  
 4pc Bathroom 8.25 Ft x 5.75 Ft  
 Bedroom 9.83 Ft x 9.08 Ft

Furnace 10.67 Ft x 7.42 Ft  
 Other 6.75 Ft x 5.17 Ft  
 Dining room 12.08 Ft x 12.00 Ft  
 Other 14.67 Ft x 13.42 Ft  
 Living room 14.00 Ft x 13.92 Ft

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

Listing Presented By:



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**RE/MAX Realty Professionals**

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Bedroom 10.75 Ft x 9.08 Ft

Media 15.08 Ft x 10.42 Ft

Storage 8.67 Ft x 4.33 Ft

3pc Bathroom 9.25 Ft x 4.92 Ft

Bedroom 10.67 Ft x 9.33 Ft

Other 5.42 Ft x 4.58 Ft

2pc Bathroom 6.75 Ft x 4.92 Ft

Furnace 5.83 Ft x 3.33 Ft

Bedroom 11.00 Ft x 8.33 Ft