



## 73 FIRESIDE Cove Cochrane Alberta

\$574,900

Welcome to this beautifully curated and move-in-ready 3 bedroom, 2.5 bathroom semi-detached (half duplex) in the highly desirable community of Fireside in Cochrane. Thoughtfully designed and meticulously maintained, this two-storey home with a fully developed basement offers elevated finishes, functional living spaces, and an exceptional outdoor setting backing onto municipal reserve green space and a regional pathway, providing privacy, open views, and no neighbours directly behind. The main floor features a bright, open-concept layout with hardwood flooring throughout, seamlessly connecting the living room, dining area, and kitchen. The living room is anchored by a cozy fireplace with a tiled surround and elegant mantel, creating a welcoming space for family gatherings or quiet evenings. The kitchen blends style and function with quartz countertops, ceiling-height cabinetry, soft-close doors and drawers, stainless steel appliances including a gas stove, upgraded lighting, and additional pot lights. Large south-facing windows flood the home with natural light and frame peaceful green space views, while central air conditioning and professionally installed UV sun film enhance year-round comfort and energy efficiency. Upstairs, you'll find three spacious bedrooms, including a serene primary retreat overlooking the reserve with picturesque west-facing mountain views, a generous 5-piece ensuite, and ample closet space. The additional bedrooms are ideal for children, guests, or a home office, with one offering a walk-in closet. A full 4-piece bathroom and convenient upper-level laundry with NEW washer and dryer (2025) complete this level. The fully developed basement adds valuable living space with a versatile recreation area perfect for movie nights, a playroom, home gym, or office, along with ample storage to keep everything organized. Outside, enjoy a sunny south-facing...

Family room 13.00 Ft x 12.42 Ft

Recreational, Games room 18.92 Ft x 11.08 Ft

Roughed-In Bathroom 7.00 Ft x 6.92 Ft

Furnace 11.00 Ft x 9.67 Ft

Living room 13.00 Ft x 12.92 Ft

Kitchen 11.92 Ft x 9.75 Ft

Pantry 4.42 Ft x 4.25 Ft

Dining room 11.92 Ft x 9.67 Ft

Foyer 9.33 Ft x 5.92 Ft

2pc Bathroom 5.00 Ft x 4.92 Ft

Other 7.08 Ft x 6.08 Ft

Primary Bedroom 13.42 Ft x 11.92 Ft

Other 7.08 Ft x 5.33 Ft

5pc Bathroom 12.50 Ft x 9.25 Ft

Bedroom 11.00 Ft x 11.00 Ft

Bedroom 10.50 Ft x 10.08 Ft

Other 6.08 Ft x 4.17 Ft

Laundry room 6.58 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:  
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Other 6.00 Ft x 4.33 Ft