



## 84 fireside Way Cochrane Alberta

\$440,000

**BEST VALUE DUPLEX IN COCHRANE - LOW MAINTENANCE YARD/MOVE IN READY/IMMEDIATE**

**POSSESSION/LOCATION** - This inviting home in Fireside is ready for quick possession, just in time to celebrate the holidays in your new home! Perfect for first-time buyers, growing families, a rental property or anyone looking for an easy commute to Calgary, this home checks every box. Enjoy no condo fees, a landscaped and fenced backyard with a storage shed, and back alley access for added convenience. Inside, you'll find a freshly painted interior, cozy gas fireplace, and hardwood floors that create a warm, welcoming atmosphere. The bright, functional layout offers three bedrooms and two full bathrooms upstairs, providing plenty of space for everyone. The basement awaits your ideas, whether you're dreaming of a family rec room, gym, or guest suite. It's ready for your personal touch, offering space to expand and build equity. Located within walking distance to Fireside School (K-8), and just steps from shops, restaurants, medical offices, and the veterinary clinic, everything you need is right here. Plus, with Southbow Landing's future amenities on the way, this is a smart investment in one of Cochrane's most desirable communities. Don't wait, homes like this don't last long. Book your showing today and move in before the holidays! (id:6769)

3pc Bathroom 4.92 Ft x 10.08 Ft  
4pc Bathroom 4.92 Ft x 7.58 Ft  
Bedroom 8.42 Ft x 12.50 Ft  
Bedroom 8.67 Ft x 12.58 Ft  
Primary Bedroom 12.17 Ft x 11.17 Ft

2pc Bathroom 4.33 Ft x 4.83 Ft  
Dining room 9.92 Ft x 12.58 Ft  
Kitchen 7.58 Ft x 14.08 Ft  
Living room 17.58 Ft x 11.17 Ft

Listing Presented By:



Originally Listed by:  
Coldwell Banker United

<http://www.jessicabrealestate.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca