

# \$585,999 - 110, 55 Fireside Circle, Cochrane

MLS® #A2185497

**\$585,999**

3 Bedroom, 3.00 Bathroom, 1,146 sqft  
Residential on 0.90 Acres

Fireside, Cochrane, Alberta

YOUR NEW HOME ... is over 2000 sq ft on developed living area and is in LIKE NEW condition, and has been impeccably well maintained. Pride of ownership definitely prevails. With a total of 3 bedrooms, 2.5 bathrooms, there is plenty of room for lots of family and visitors. You will love how much light streams into the main floor and how spacious and airy it feels with the 9 ft vaulted ceilings. Step into the spacious entry way and it leads to the powder room, you are enticed to go into the beautiful kitchen with quartz counters, upgraded gas stove and stainless steel appliance package, lots of prep space on the large island & lots of cabinets. There is lots of room to host Christmas or large family events, the dining area can host a large table and the island seats 4 comfortably. It is open to the cozy living area with a gas fireplace and views to the green space behind. You can enjoy many a family BBQ on your sunny deck, or enjoy your morning coffee. The principle, main floor bedroom is a very generous size and hosts a spa like en suite with an oversized walk in shower, dual sinks and a walk in closet. The fully finished lower level has been very well planned. You will find a large family room, office area, 4 piece bathroom, 2 bedrooms and a home gym-craft room-flex room and utility-storage room. This small complex of 28 homes is very well managed, it has very quick walking access to over 4 km of pathways and wetlands. It is one of the sellers favorite features for morning and



evening walks. You will love the small town feel of beautiful Cochrane, but enjoy all of major city amenities. Welcome HOME!

Built in 2018

### Essential Information

MLS® #	A2185497
Price	\$585,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,146
Acres	0.90
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	110, 55 Fireside Circle
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	t4c2p5

### Amenities

Amenities	Park
Parking Spaces	3
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer,

	Window Coverings, Gas Stove
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 7th, 2025
Days on Market	65
Zoning	R-MX
HOA Fees	53
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	MaxWell Capital Realty
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