

# \$575,900 - 110, 55 Fireside Circle, Cochrane

MLS® #A2224432

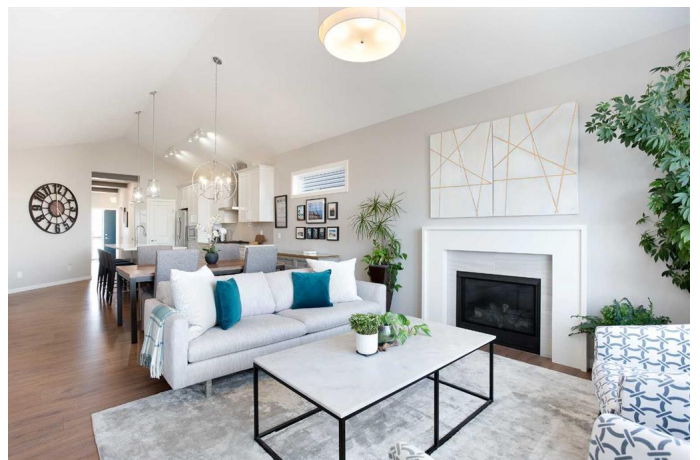
**\$575,900**

3 Bedroom, 3.00 Bathroom, 1,146 sqft

Residential on 0.90 Acres

Fireside, Cochrane, Alberta

YOUR NEW HOME... Is in new condition and is the perfect residence if you are looking for maintenance free, lock and leave, if you are downsizing, are snowbirds or looking for a secondary retreat. With a total of over 2,000 sq ft of professional development, 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® #	A2224432
Price	\$575,900
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	T4C 2P5

### **Amenities**

Amenities	None
Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bar, Beamed Ceilings, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted
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	Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Window Coverings
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	Back Yard
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 25th, 2025
Days on Market	3
Zoning	R-MX
HOA Fees	79
HOA Fees Freq.	ANN

## Listing Details

Listing Office	MaxWell Capital Realty
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