

# \$800,000 - 73 Fireside Bend, Cochrane

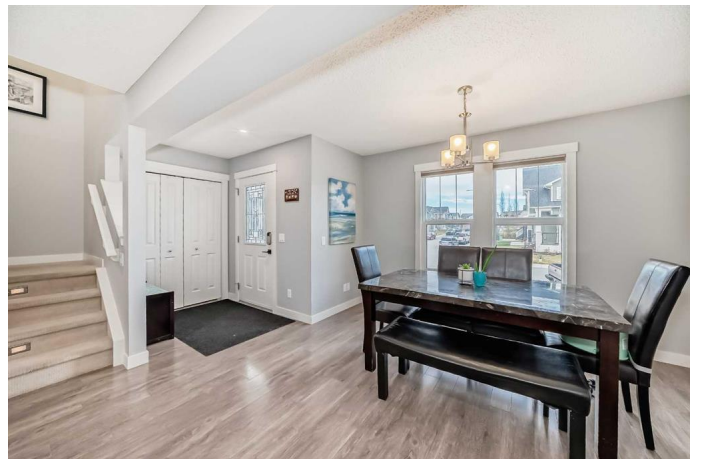
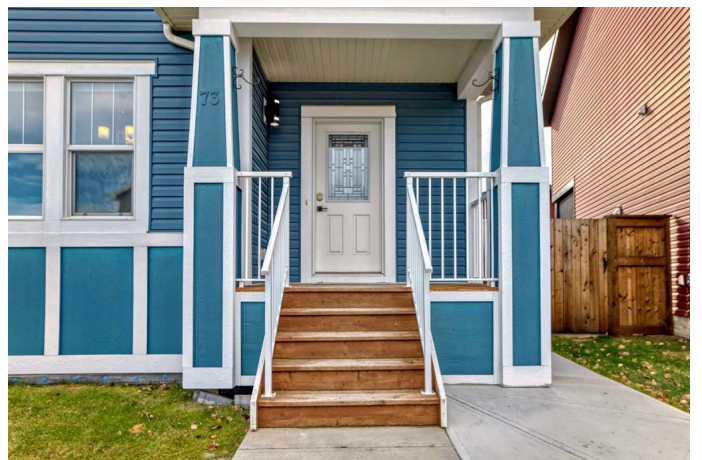
MLS® #A2178384

**\$800,000**

6 Bedroom, 5.00 Bathroom, 2,023 sqft  
Residential on 0.07 Acres

Fireside, Cochrane, Alberta

SEPARATE 2 BEDROOM LEGAL GARDEN SUITE | MASSIVE HEATED GARAGE | 4 BEDROOM | 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 with friends, all while enjoying the beauty and serenity of your surroundings. Let's not forget about the legal garden suite that is completely separate from the main house and is complete with 2 bedrooms, a full bathroom, family room, lots of storage and a generous kitchen and eating area with all the appliances you would expect in a kitchen. The legal garden suite is currently tenant occupied and rented out for \$2000/per month. This home truly has it all and so many options for families and investors. Every detail of this home has been thoughtfully designed to offer both comfort and convenience. This house is more than just a place to live—it's a place to thrive. Welcome to your next home in the friendly community of Fireside, where every day feels like a vacation and convenience is at your doorstep. Living in Fireside means more than just owning a beautiful home, it means access to endless amenities like parks, playgrounds, walking trails, schools, shops and quick access to the Bow River and of course the Rocky Mountains just minutes West of Cochrane.

Built in 2014

### **Essential Information**

MLS® #	A2178384
Price	\$800,000
Bedrooms	6

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,023
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	73 Fireside Bend
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0V5

### **Amenities**

Amenities	Park, Playground
Parking Spaces	4
Parking	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, Enclosed, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized, See Remarks, Tandem, Triple Garage Detached
# of Garages	3

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Recessed Lighting, See Remarks, Separate Entrance, Storage, Vinyl Windows, Wired for Data, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Gas Stove, Humidifier, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer, Water Softener
Heating	High Efficiency, Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	November 9th, 2024
Days on Market	146
Zoning	R-MX
HOA Fees	53
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.