

## 56 Fireside Common Cochrane, Alberta

**MLS # A2218289**



# \$699,900

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Fireside               |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,076 sq.ft.           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.08 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Yard              |               |                  |

|                    |                                                                                                           |                   |     |
|--------------------|-----------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                                                 | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                           | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished                                                                                          | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                  | <b>Zoning:</b>    | TBD |
| <b>Foundation:</b> | Poured Concrete                                                                                           | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s) |                   |     |

**Inclusions:** N/A

Introducing the Montay by Genesis Builder Group—a thoughtfully designed two-story home featuring 4 spacious bedrooms and 2.5 bathrooms. With a striking open-to-above foyer, this home welcomes you into an open-concept main floor that blends style and functionality. The great room offers a cozy fireplace with a mantle, perfect for relaxing evenings, while the kitchen impresses with a central island ideal for entertaining. A sleek railing guides you to the upper floor, where you’ll find a versatile bonus room and the convenience of an upstairs laundry. The home also includes a double attached garage, 9-foot basement ceilings, a side entry, and basement rough-ins, offering incredible potential for future development. Photos are representative.