

**24 Fireside Burrow**  
**Cochrane, Alberta**
**MLS # A2258134**

**\$600,000**

<b>Division:</b>	Fireside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,602 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Insulated, Oversized, Rear Drive		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

OPEN HOUSE Sunday Sept. 21 (12-2PM)....Family-friendly living awaits in the desirable Fireside community! Just steps from Fireside School (K-8) and Holy Spirit Catholic School (K-8), this home offers spacious comfort. This beautiful 3-bedroom, 2.5-bath home features over 1600 square feet of living space with a front office, partially finished basement, to the studs, and finished (23.2 x 23.1) double detached garage. The main level offers an open kitchen, dining, and living space with front office and a 2-piece bath. The upper level comes with two bedrooms, a 4-piece bath, and a spacious primary bedroom with a walk-in closet and 3-piece ensuite. The lower level is designed to accommodate a full bedroom, family room, bath, and storage area. Outside, enjoy a spacious back deck with green space for the kids to play and a cozy front porch for relaxation. Parks, playgrounds, and pathways are all part of the Fireside Family Plan. Don't miss this must-see home&mdash;book your showing today!