

56 Fireside Common  
Cochrane, Alberta

MLS # A2218289



\$699,900

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

|             |   |            |     |
|-------------|---|------------|-----|
| Heating:    | Forced Air, Natural Gas   | Water:     | -   |
| Floors:     | Carpet, Tile, Vinyl Plank   | Sewer:     | -   |
| Roof:       | Asphalt Shingle   | Condo Fee: | -   |
| Basement:   | Full, Unfinished  | LLD:       | -   |
| Exterior:   | Vinyl Siding, Wood Frame  | Zoning:    | TBD |
| Foundation: | Poured Concrete   | Utilities: | -   |
| Features:   | 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.