



## 168 Fireside Way , Cochrane, Alberta - \$684,980



Main Photo

### Property Description

Welcome to 168 Fireside Way!

This cashflow-positive income property has excellent renters in place: the upper level at \$2,650/month and the legal suite at \$1,350/month, with most utilities paid by tenants.

The home features a heated double garage with parking pad, a full-width front veranda, and quartz countertops throughout all floors. The main level offers an open floor plan with 9' ceilings, a living room with fireplace, a gourmet galley kitchen with gas range, and a bright dining nook with 8' patio doors to a 16' x 10' deck with BBQ gas line. The mudroom includes built-in cabinetry, a large pantry, and a half bath.

Upstairs, the primary suite boasts wetland views, a double vanity ensuite, and a walk-in closet with built-



ins. Two additional bedrooms, a full bath, laundry, and linen closet complete the level.

The legal basement suite offers a private entrance, full kitchen with quartz counters, in-suite laundry, large windows, a spacious bedroom, and a 4-pc bath with heated tile floors.

Extras include A/C, hot water on demand, community pathway access, schools, parks, nearby shops/restaurants, and just 7 minutes to the Trans-Canada Highway for an easy commute into Calgary or out to the mountains.

## REALTOR Referral

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