

# \$519,000 - 350 Fireside Place, Cochrane

MLS® #A2209471

**\$519,000**

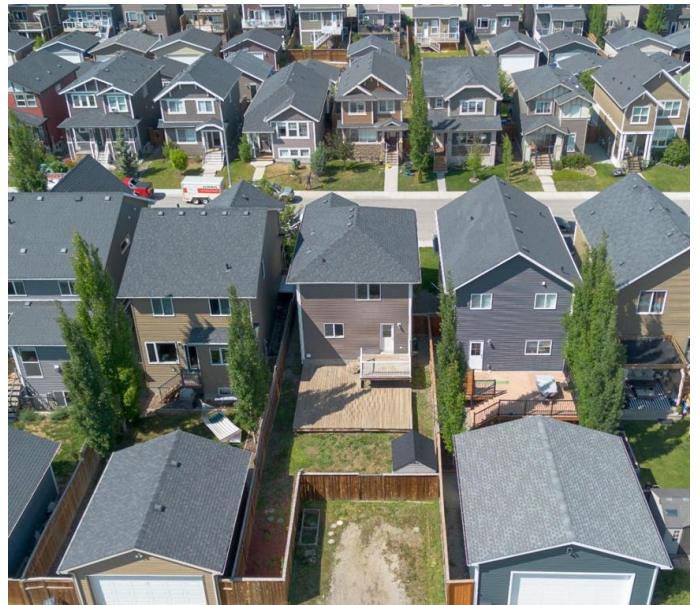
4 Bedroom, 3.00 Bathroom, 1,457 sqft

Residential on 0.08 Acres

Fireside, Cochrane, Alberta

**\*\*OPEN HOUSE, Sunday June 22nd , 11am-1pm \*\*** "ATTENTION PROPERTY INVESTORS, THIS IS A PERFECT RENTAL HOME TO ADD TO YOUR PORTFOLIO!! QUICK POSSESSION AVAILABLE" Welcome to Fireside, a warm and welcoming family-oriented community nestled in the heart of beautiful Cochrane. This thoughtfully designed home offers not only an exceptional location but also a lifestyle surrounded by nature and convenience. Just steps from your front door, you'll find scenic walking and biking pathways, expansive green spaces, tranquil ponds, and a rolling wetland reserve teeming with wildlife. Families will appreciate being within walking distance to two schools Holy Spirit and Fireside School, multiple parks, playgrounds, and even an outdoor hockey rinkâ€”perfect for year-round enjoyment.

This charming home offers over 2,000 sq. ft. of developed living space, the home has been freshly painted and includes a fully finished basement with BRAND NEW CARPET, and boasts 4 spacious bedrooms and 2.5 well-appointed bathrooms. The primary suite features a private ensuite and a generous walk-in closet and views of the south facing back yard. The open-concept main living area is bathed in natural sunlight thanks to large southwest-facing windows. Stylish updates include hardwood flooring, granite countertops with an eat up kitchen island, shaker style dark cabinetry and stainless steel appliances. A



large double door pantry adds to the kitchenâ€™s appeal, offering ample storage for busy family life.

Step outside to a beautifully maintained, sun-drenched south facing backyardâ€™ideal for entertainingâ€™with not one but two good sized decks. Situated on a peaceful, family-friendly street, this home offers the perfect blend of serenity and accessibility, just minutes from all the amenities Cochrane has to offer. Whether you're a first-time homebuyer or a growing family looking to leave the city behind for a more peaceful setting, this home presents an incredible opportunity at an unbeatable value.

Built in 2012

**Essential Information**

MLS® #	A2209471
Price	\$519,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,457
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	350 Fireside Place
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta

Postal Code T4C 0R5

### Amenities

Amenities None

Parking Spaces 2

Parking Off Street, Parking Pad

### Interior

Interior Features Granite Counters

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Private Yard

Lot Description Cul-De-Sac, Front Yard, Landscaped, Lawn

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed April 16th, 2025

Days on Market 64

Zoning R-MX

HOA Fees 79

HOA Fees Freq. ANN

### Listing Details

Listing Office CIR Realty

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