

\$785,000 - 32 Fireside Link, Cochrane

MLS® #A2221413

\$785,000

4 Bedroom, 4.00 Bathroom, 2,135 sqft

Residential on 0.09 Acres

Fireside, Cochrane, Alberta

-- PRICE IMPROVEMENT!!!!!! -- OPEN
HOUSE SATURDAY & SUNDAY 1PM - 3PM!

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Welcome to this stunning, move-in-ready home in the heart of Fireside—where style, space, and functionality come together perfectly. Just a short walk to local schools, parks, baseball & soccer fields, a bike pump track for the kids, a community garden, fire pits and an NHL size outdoor rink just steps away from this home! This is the ideal location for busy, growing families and a great place for kids to grow!

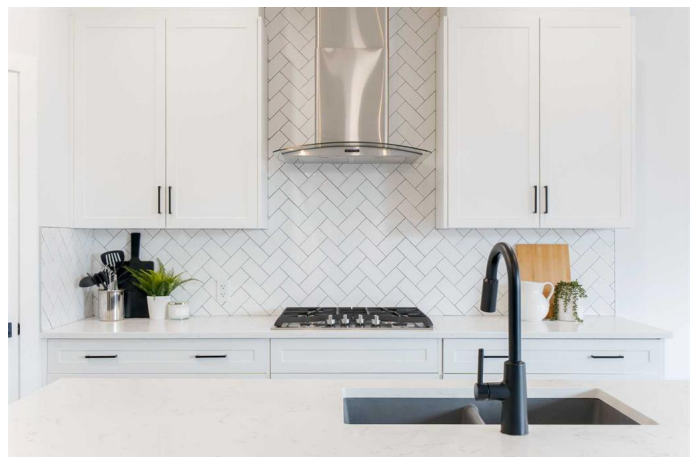
Step inside to a bright and open main floor featuring brand-new luxury vinyl plank flooring, expansive windows, and a cozy gas fireplace with stone surround—the perfect place to relax after a long day.

Love to cook? You™ll fall for this gorgeous kitchen complete with:

Crisp white cabinetry,
Elegant quartz countertops,
Designer herringbone tile backsplash,
Oversized island with breakfast bar and a
Corner pantry for extra storage

The custom mudroom adds a touch of practicality with built-in lockers, upper cabinetry, and granite counters—ideal for busy family life.

From the dining area, walk out to your



oversized composite deck with privacy wallsâ€”perfect for morning coffee or weekend BBQs. The east-facing backyard offers alley access, sunshine, and space to play.

Upstairs, enjoy 4 spacious bedrooms, including a serene primary suite with a 5-piece ensuite (soaker tub, dual sinks, separate shower) and a walk-in closet. A generous bonus room creates extra living space, and the kids' wing features a bathroom with dual sinks and a separate tub/shower setup.

The fully finished basement has 9â€™™ ceilings, a massive rec room, a DEN for an OFFICE or could be used as a 5th bedroom with sound-dampening, and a full 3-piece bathâ€”ideal for guests, teens, or a home gym.

Bonus features include:

Oversized double attached garage with bike racks and heating rough-in.
Central A/C for year-round comfort.
Book Your Showing Today!

Built in 2021

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2221413 |
| Price | \$785,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,135 |
| Acres | 0.09 |
| Year Built | 2021 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |

| | |
|--------|--------|
| Status | Active |
|--------|--------|

Community Information

| | |
|-------------|-------------------|
| Address | 32 Fireside Link |
| Subdivision | Fireside |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 2T1 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s) |
| Appliances | Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Fireplace(s), Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle, Stone |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | None |
| Lot Description | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Street Lighting |
| Roof | Asphalt |
| Construction | Concrete, Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 15th, 2025 |
| Days on Market | 36 |

Zoning R-MX

Listing Details

Listing Office eXp Realty

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