

# \$509,800 - 344 Fireside Drive, Cochrane

MLS® #A2258674

**\$509,800**

3 Bedroom, 3.00 Bathroom, 1,557 sqft  
Residential on 0.06 Acres

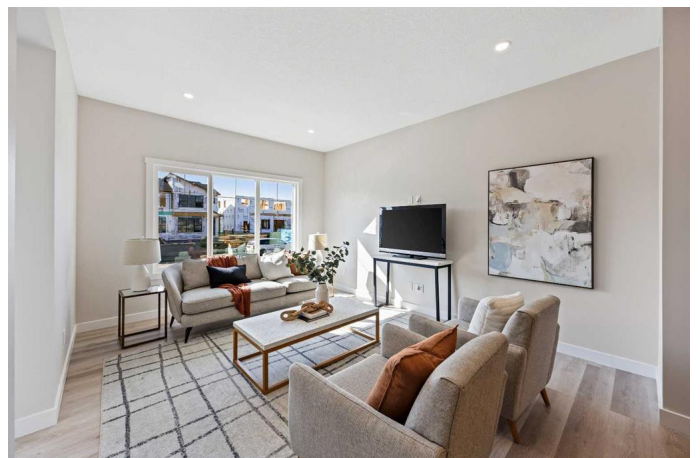
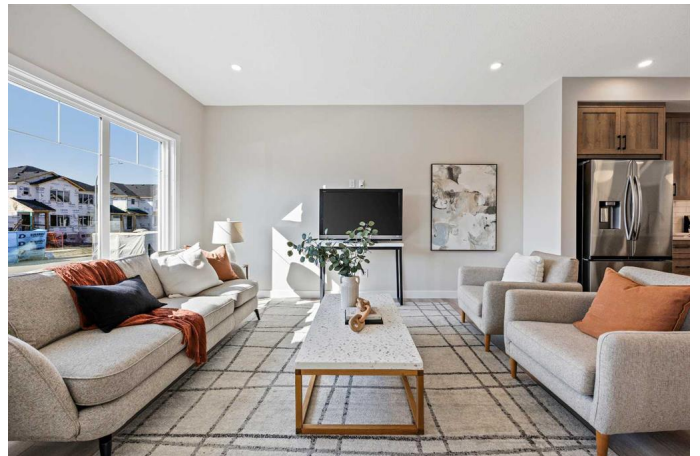
Fireside, Cochrane, Alberta

Welcome to 344 Fireside Drive in the family-friendly community of Fireside, Cochrane. This thoughtfully designed two-story duplex offers bright open-concept living and modern finishes throughout. The main floor features 9'™ ceilings, luxury vinyl plank flooring, and a spacious kitchen with quartz countertops, full-height cabinetry, stainless steel appliances, a built-in microwave, and a large island with seating and ample storage. The living room is located at the front of the home with large windows that bring in natural light, creating a welcoming space for everyday living and entertaining. A half bath and stylish entryway complete this level.

Upstairs offers three bedrooms, two full bathrooms and a convenient laundry space. The primary suite includes a walk-in closet and a private ensuite with a double vanity. Two additional bedrooms and a full bath provide space for family or guests, and a hallway linen closet adds extra storage.

The basement includes rough-ins and plenty of open space. This home also features a side entry, 9'™ foundation, upgraded railing, a gas line to the kitchen range and a gas line for BBQ.

Exterior details include a Craftsman-inspired elevation with stone accents, a concrete front landing and a double parking pad out back.



Fireside is a vibrant community with two schools, extensive parks and pathways, and local shops and services. It also offers quick access to the Rocky Mountains, downtown Cochrane and an easy commute into Calgary. Area size was calculated by applying the RMS to the blueprints provided by the builder. Photos are representative, colors and finishes may vary.

Built in 2024

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2258674               |
| Price          | \$509,800              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,557                  |
| Acres          | 0.06                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 344 Fireside Drive |
| Subdivision | Fireside           |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 3H8            |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Amenities      | Community Gardens, Park |
| Parking Spaces | 2                       |
| Parking        | Parking Pad             |

## Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s)                   |
| Heating           | Forced Air                                                                  |
| Cooling           | None                                                                        |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Exterior Entry, Unfinished                                            |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | BBQ gas line                           |
| Lot Description   | Back Lane, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 31                   |
| Zoning         | R-MX                 |
| HOA Fees       | 150                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.