

# \$514,900 - 351 Fireside Drive, Cochrane

MLS® #A2254442

**\$514,900**

3 Bedroom, 3.00 Bathroom, 1,528 sqft

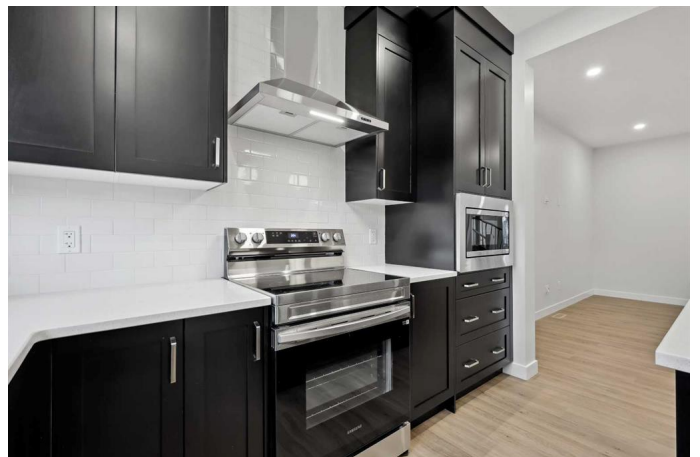
Residential on 0.06 Acres

Fireside, Cochrane, Alberta

Welcome to the Luna model in Cochrane's Fireside community, offering 1,528 sq. ft. with 3 bedrooms and 2.5 bathrooms. The main floor is designed with an open layout that connects the great room, dining area, and kitchen. In the kitchen you'll find quartz countertops, Chantilly Lace shaker cabinetry, a Blanco Silgranit sink in Truffle, Boardwalk matte white backsplash, and a Mistral island that provides both workspace and seating. Upstairs, the primary bedroom includes a walk-in closet and ensuite. Two additional bedrooms, a full bathroom, and upper-level laundry complete this floor. Interior finishes include maple-stained railing with nickel spindles, Cozy White luxury vinyl plank, Off Shore carpet, and Micabella LVT. This home includes a side entry with basement rough-ins, a 9' foundation, and gas lines to the range and BBQ. A gravel parking pad is also included.

Fireside is a well-established Cochrane community with two schools, nearby shops and services, playgrounds, and an extensive pathway system. It also offers quick access to Highway 22 for commuting into Calgary or exploring the mountains. Photos are representative, colours and finishes may vary.

\*Area size was calculated by applying the RMS to the blueprints provided by the builder.



Built in 2025

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2254442               |
| Price          | \$514,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,528                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 351 Fireside Drive |
| Subdivision | Fireside           |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 3J1            |

### Amenities

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

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s)                                                           |
| Heating           | Forced Air                                                                                                          |
| Cooling           | None                                                                                                                |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                   |
| Fireplaces        | Electric, Living Room                                                                                               |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Exterior Entry, Unfinished                                                                                    |

### Exterior

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

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 48                  |
| Zoning         | R-MX                |
| HOA Fees       | 150                 |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

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

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