

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

MLS® #A2209471

**\$519,000**

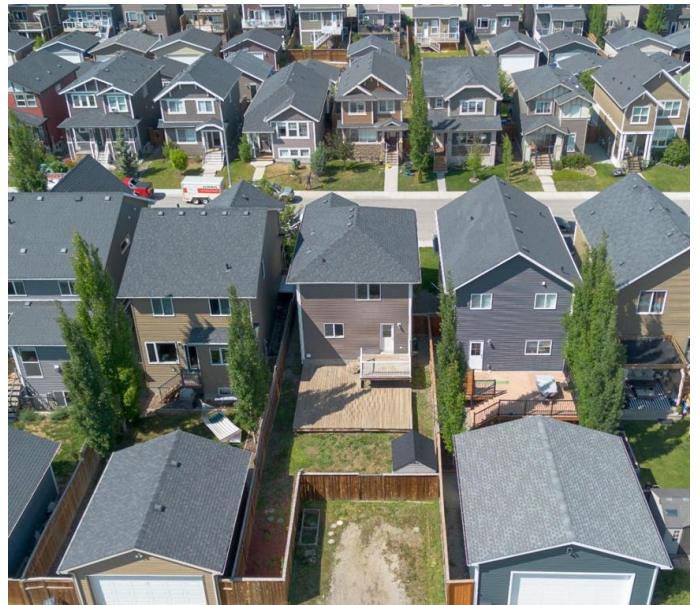
4 Bedroom, 3.00 Bathroom, 1,457 sqft

Residential on 0.08 Acres

Fireside, Cochrane, Alberta

"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, Landscaped, Lawn, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 16th, 2025
Days on Market	87
Zoning	R-MX
HOA Fees	79
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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