

# \$529,400 - 392 Fireside Drive, Cochrane

MLS® #A2216694

## \$529,400

3 Bedroom, 3.00 Bathroom, 1,750 sqft  
Residential on 0.06 Acres

Fireside, Cochrane, Alberta

Discover the Charlotte by Genesis Builder Group—a stylish and spacious 3-bedroom, 2.5-bath duplex thoughtfully designed for modern living. This home features a two-car parking pad at the rear and an inviting open-concept main floor with 9-foot ceilings that create a bright, airy atmosphere. The contemporary kitchen is a chef’s delight with a central island, walk-in pantry, gas line to the range, and upgraded light fixtures throughout. A versatile main floor flex room adds functionality, while the elegant staircase with open-to-below railing enhances the home’s architectural appeal. Upstairs, enjoy the convenience of laundry near all bedrooms and a luxurious primary bedroom boasting a double vanity in the ensuite. A gas line to the BBQ on the back patio and a 9-foot basement foundation offer added comfort and future potential development. Photos are representative



392 Fireside Drive



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2216694  |
| Price          | \$529,400 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,750     |

|            |                        |
|------------|------------------------|
| Acres      | 0.06                   |
| Year Built | 2025                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 392 Fireside Drive |
| Subdivision | Fireside           |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C3E1             |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Range, Refrigerator  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Back Lane, Back Yard            |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 63            |

|                        |                    |
|------------------------|--------------------|
| Zoning                 | TBD                |
| HOA Fees               | 79                 |
| HOA Fees Freq.         | ANN                |
| <b>Listing Details</b> |                    |
| Listing Office         | Bode Platform Inc. |



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