

\$449,000 - 58 Fireside Cove, Cochrane

MLS® #A2256309

\$449,000

2 Bedroom, 4.00 Bathroom, 1,273 sqft

Residential on 0.06 Acres

Fireside, Cochrane, Alberta

Welcome to this fully finished two-storey that has been well cared for and offers a great opportunity for first-time buyers, small families, or investors. The main floor features an open layout with maple hardwood floors, a gas fireplace, and a large south-facing window with Hunter Douglas blinds. The kitchen includes granite counters, a large island, maple cabinetry, a gas stove, and a pantry with built-in spice racks. A spacious dining area, two-piece bath, and convenient laundry chute complete this level.

Upstairs you'll find two generous bedrooms, each with its own walk-in closet and four-piece ensuite, including a large soaker tub. The finished basement offers a private office with attached full bathroom and a large family room. Offering versatility and plenty of storage. Outside, enjoy upper and lower decks, a gas BBQ hookup, fenced yard with garden space, and rear lane access with a gravel parking pad large enough for a double detached garage in the future.

Located in Fireside, you're within walking distance to Fireside School (K-8) and Holy Spirit Catholic School (K-6). Local shops, restaurants, and services are right in the community, with Cochrane's historic downtown just minutes away. Quick access to Highway 22 and Highway 1A makes commuting to Calgary easy, and weekends can be spent at Cochrane Ranch, Riverfront



Park, or heading west to the mountains.

This home is move-in ready and waiting for you.

Built in 2014

Essential Information

MLS® #	A2256309
Price	\$449,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,273
Acres	0.06
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	58 Fireside Cove
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0X3

Amenities

Amenities	None
Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Soaking Tub, Storage
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	7
Zoning	R-MX
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

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.