

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

MLS® #A2209471

**\$519,000**

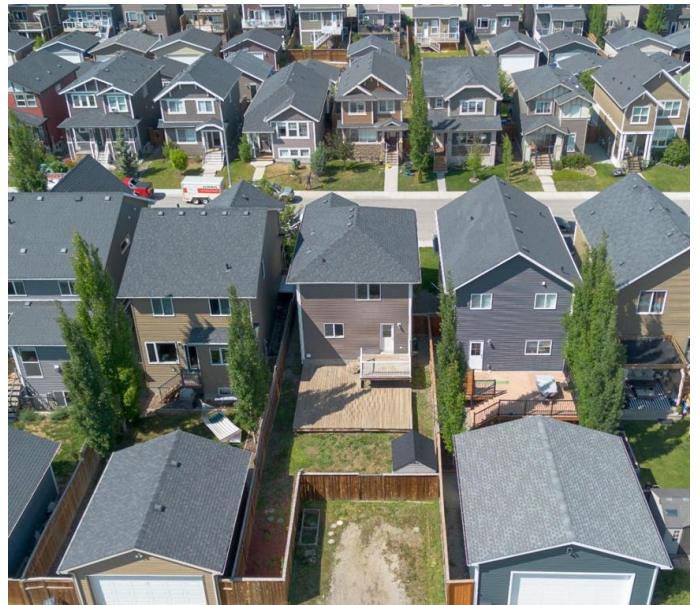
4 Bedroom, 3.00 Bathroom, 1,457 sqft

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

## Additional Information

Date Listed	April 16th, 2025
Days on Market	76
Zoning	R-MX
HOA Fees	79
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR 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.