$769,900 - 36 Fireside Link, Cochrane

MLS® #A2226351

$769,900
3 Bedroom, 3.00 Bathroom, 2,135 sqft
Residential on 0.09 Acres

Fireside, Cochrane, Alberta

A pristine, upgraded home with a low-maintenance backyard oasis in the family-friendly neighbourhood of Fireside. With over $50,000 of upgrades since it was built, this house has everything you need to make it a home for many years to come. Enter through the new phantom screen door into the welcoming front entrance. Walk past the den/office and a 2-piece powder room to enter the fully upgraded kitchen. From the granite countertops, modern all-white GE Cafe appliances including a gas range. Full-height cabinets with under mount lighting, finished with crown molding, and gold fixtures. These features continue into the butlers pantry accenting the ample shelving, wine rack, and hidden microwave. The living room has a brand-new fireplace surround finished with open shelving and closed built-ins for added storage. Upstairs, a bonus/media room with new blinds, separating the two good-sized bedrooms from the primary. The ensuite features a soaker tub, standing shower, walk-in closet, water closet and double vanity. Youâ€™ll also find the laundry conveniently located on this level with brand-new floating cabinets to keep it clutter-free. An unfinished basement is left for you, leave it as a storage space, add a home gym, or complete it with two more bedrooms and a play area for the kids. This home is equipped with Gemstone lighting, dimmer switches to create your desired ambiance and a Ring doorbell for added security and convenience. Outside is

the entertainer's dream. New paving stones, freshly stained deck, maintenance-free landscaping including artificial turf. Relax by the fire under your new pergola. The quiet alleyway off the back provides extra separation from the neighbours. After youâ€™re done spending your day outside, cool off in the house with central air conditioning. The location is hard to beat. Extra wide streets with plenty of parking, steps away from a public and a catholic elementary school. Just a 5-minute drive to Bow Valley High School. Fireside is just 15 minutes to Calgary City Limits and 40 minutes to the mountains. The community offers fire pits, a toboggan hill and hockey rink in the winter and a playground and bike pump tracks in the summer. Check out the Fireside HOA for more community features! Donâ€™t wait for pre-construction, this like-new home is available now!

Built in 2022

Essential Information

MLS® #	A2226351
Price	$769,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,135
Acres	0.09
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	36 Fireside Link
Subdivision	Fireside

City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2T1

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Landscaped, Low Maintenance Landscape, Gazebo
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2025
Days on Market	11
Zoning	R-MX
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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