

\$574,900 - 135 Fireside Drive, Cochrane

MLS® #A2244466

\$574,900

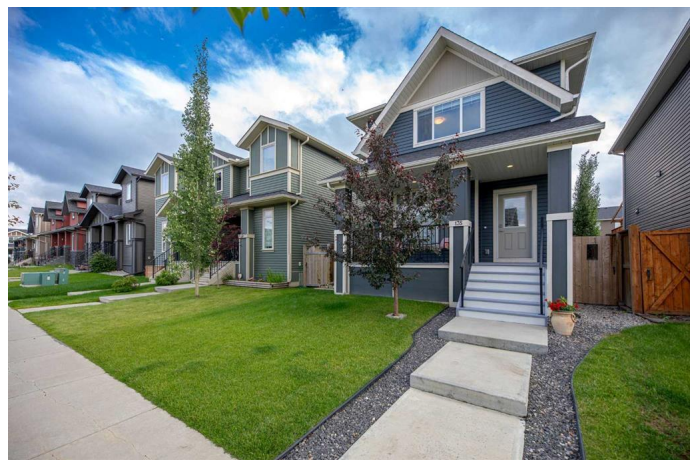
4 Bedroom, 4.00 Bathroom, 1,497 sqft

Residential on 0.08 Acres

Fireside, Cochrane, Alberta

The Perfect Family Start – Space, Style & a Backyard to Love!

Welcome to the kind of home that just works for young families - where every space has a purpose and every corner invites connection, creativity, and comfort. Step inside and instantly feel the warmth of an open floor plan designed for real life. The spacious kitchen is the heart of the home - perfect for pancake mornings, after-school snacks, and family dinners that turn into dance parties. The bright living area flows seamlessly, so you can keep an eye on the kids while cooking, hosting, or relaxing. Open the back door and discover a backyard that’s ready for it all - birthday parties, sprinkler runs, cozy fires, and late-night chats under the stars. There’s even a storage shed for all the bikes, toys, and gear that come with active family life! Upstairs, the large primary bedroom is your private retreat, complete with a walk-in closet and spacious ensuite. Two additional bedrooms - both with built-in closets - are perfect for growing kids. The laundry area has been upgraded with custom built-ins to keep things tidy (and handle all the baskets and socks life throws your way!) Downstairs, the fully finished basement offers bonus space for everything your family needs. The fourth bedroom is perfect as a playroom, home office, or guest room, and the stylish bathroom with heated floors is a cozy touch on chilly days. And yes - there’s room for all the extras! Two



parking spots, plus RV parking, and handy back door storage for boots, backpacks, and sports gear. All this in a location that couldn't be better. Walk the kids to school, enjoy the parks and scenic pathways, grab a coffee or a seat on a patio - it's all just minutes away. Plus, you're under 10 minutes to the #1 Highway for quick getaways to the mountains or the city. This isn't just a house - it's where your next chapter begins.

Built in 2015

Essential Information

MLS® #	A2244466
Price	\$574,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,497
Acres	0.08
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	135 Fireside Drive
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0X4

Amenities

Amenities	None
Parking Spaces	2

Parking Parking Pad, RV Access/Parking

Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Dry Bar, Granite Counters, Open Floorplan, Storage, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Storage

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 30th, 2025

Days on Market 2

Zoning R-MX

HOA Fees 79

HOA Fees Freq. ANN

Listing Details

Listing Office Royal LePage Benchmark

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.