

# \$649,900 - 64 Fireside Common, Cochrane

MLS® #A2254435

**\$649,900**

4 Bedroom, 2.00 Bathroom, 2,021 sqft  
Residential on 0.08 Acres

Fireside, Cochrane, Alberta

Welcome to the Montay in Cochrane's™ Fireside community, offering 2,021 sq. ft. of living space with 4 bedrooms and 2.5 bathrooms. This home combines modern design with thoughtful upgrades that make day-to-day living easy.

The main floor is anchored by a bright, open kitchen with quartz countertops, shaker cabinetry in Mistral with ebony wipe, a Blanco Silgranit sink in coal black, and a Boardwalk white matte backsplash. The island adds both seating and workspace, while the walk-through pantry and mudroom provide smart storage solutions. The connected dining, living, and great room spaces create the perfect setting for gatherings.

Upstairs, the primary suite features a walk-in closet and private ensuite. Three additional bedrooms, a full bathroom, a versatile loft, and upper laundry complete the floor. Interior finishes include Cozy White luxury vinyl plank, Off Shore carpet, and an Origami White palette accented by fawn-stained railing.

This home is built with flexibility in mind, featuring a side entry with basement rough-ins, a 9'™ foundation, railing upgrades, and gas lines to both the range and BBQ. A double garage and rear lane access add convenience.

Fireside is one of Cochrane's™ most



connected communities, known for its schools, local shops, and endless pathways that weave through parks and natural spaces. It's a neighborhood designed for families and outdoor lifestyles, with quick access to Calgary and the mountains. Area size was calculated by applying the RMS to the blueprints provided by the builder.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2254435    |
| Price          | \$649,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 2,021       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 64 Fireside Common |
| Subdivision | Fireside           |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 3H9            |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Amenities      | Community Gardens, Park |
| Parking Spaces | 4                       |
| Parking        | Double Garage Attached  |
| # of Garages   | 2                       |

## Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s)                                                                                   |
| Heating           | Forced Air                                                                                                                                  |
| Cooling           | None                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                           |
| Fireplaces        | Electric                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Full, Exterior Entry, Unfinished                                                                                                            |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | BBQ gas line             |
| Lot Description   | Back Lane                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 61                  |
| Zoning         | R-MX                |
| HOA Fees       | 150                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | LPT 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.