# \$524,900 - 340 Fireside Drive, Cochrane

MLS® #A2175214

### \$524,900

3 Bedroom, 3.00 Bathroom, 1,620 sqft Residential on 0.06 Acres

Fireside, Cochrane, Alberta

The Felix by Genesis Builder Group is a stylish and spacious 3-bedroom, 2.5-bathroom duplex home featuring modern living at its finest. With an open-concept design, the main floor flows seamlessly between the kitchen, dining, and great room, perfect for both entertaining and everyday life. The home offers a 9-foot ceiling on both the main floor and basement, allowing for a bright and airy feel. The kitchen is equipped with upgraded cabinetry, quartz countertops, & a gas line to the range, providing a high-end cooking experience. Upstairs, the primary bedroom features a double vanity in the ensuite, while two additional bedrooms share a second full bath. The basement is roughed-in, with a side entry making it ideal for potential future development. The outdoor space includes a parking pad in the rear & a gas line for a BBQ, perfect for enjoying the outdoors. Additional upgrades include upgraded lighting fixtures, elegant railing, & quartz throughout the main and upper floors. Photos representative

Built in 2025

#### **Essential Information**

MLS® # A2175214 Price \$524,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2







Half Baths 1

Square Footage 1,620 Acres 0.06

Year Built 2025

Type Residential

Sub-Type Semi Detached

Style Side by Side, 2 Storey

Status Active

## **Community Information**

Address 340 Fireside Drive

Subdivision Fireside

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C3H8

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

Pantry, Walk-In Closet(s), Double Vanity, Separate Entrance

Appliances Dishwasher, Microwave, Refrigerator, Range

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Back Yard, Back Lane

Roof Asphalt Shingle

Construction Wood Frame, Stone, Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 24th, 2024

Days on Market 206 Zoning TBD

HOA Fees 52

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Bode Platform Inc.

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