

# \$507,000 - 385 Fireside Way, Cochrane

MLS® #A2216411

**\$507,000**

3 Bedroom, 3.00 Bathroom, 1,438 sqft  
Residential on 0.06 Acres

Fireside, Cochrane, Alberta

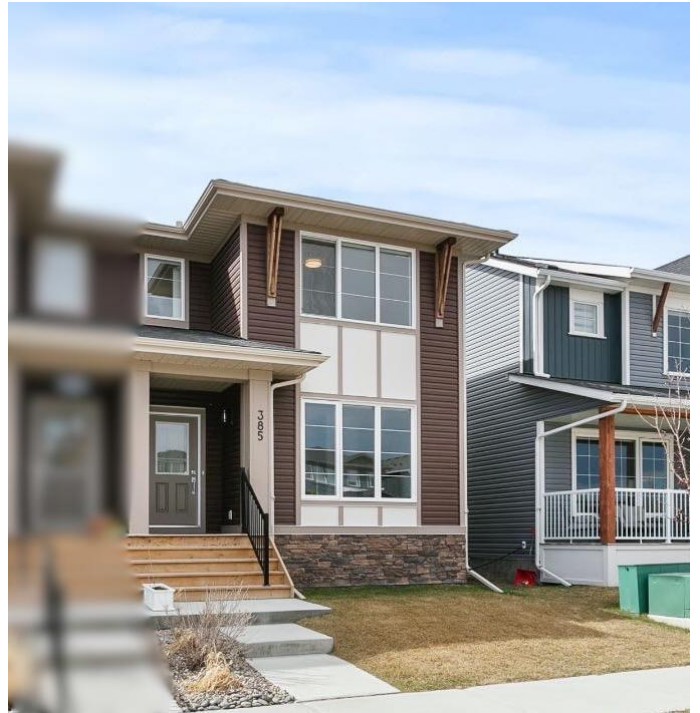
Welcome to this meticulously maintained semi-detached home in the sought-after, family-friendly community of Fireside where comfort meets convenience just minutes from the Trans Canada Highway, offering easy access to both Calgary and Banff.

Step inside and be greeted by professional zebra roller blinds throughout, adding a modern touch and effortless light control. This stylish home features 3 spacious bedrooms, 2.5 bathrooms, and quartz countertops from top to bottom. The open-concept main floor boasts a sleek kitchen with stainless steel appliances, upgraded light dimmers, and a large dining area thatâ€™s perfect for both casual family meals and entertaining.

Enjoy the comfort of dual thermostats, allowing for independent climate control between the main and upper levels perfect for personalized living.

Step out back to your sun-drenched south-facing yard with mountain views to the west, fully landscaped and complete with a generous deck ideal for summer BBQs or relaxing evenings. The laned alley access provides both privacy and practicality, with a gravel parking pad ready for your future garage or extra parking needs.

Upstairs, youâ€™ll find three generously sized bedrooms, including a serene primary suite



with mountain views to the west, as well as the convenience of upper-floor laundry. The basement is drywalled and insulated, with two large windows and a bathroom rough-in, offering excellent potential to expand your living space.

Perfectly positioned just steps from Fireside School and Holy Spirit Catholic School, and close to parks, playgrounds, restaurants, and scenic walking paths, this home offers a connected lifestyle in one of Cochrane’s most desirable neighbourhoods.

This move-in ready gem has it all—comfort, style, and location. Don't miss your chance to make it yours. Book your private showing today!

Built in 2022

**Essential Information**

MLS® #	A2216411
Price	\$507,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,438
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	385 Fireside Way
Subdivision	Fireside
City	Cochrane

County	Rocky View County
Province	Alberta
Postal Code	T4C 3B1

### Amenities

Amenities	Community Gardens, Playground, Park
Parking Spaces	2
Parking	Parking Pad, Alley Access

### Interior

Interior Features	Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s), Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Lawn, Native Plants
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 8th, 2025
Days on Market	43
Zoning	R-MX
HOA Fees	79
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR Realty
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