

# \$515,000 - 197 Fireside Way, Cochrane

MLS® #A2229822

**\$515,000**

3 Bedroom, 3.00 Bathroom, 1,350 sqft

Residential on 0.05 Acres

Fireside, Cochrane, Alberta

Located in the sought-after community of Fireside, this 3-bedroom, 2.5-bath townhome offers the perfect blend of style, functionality, and convenience. Built by Calbridge Homes, this home showcases thoughtful design and quality craftsmanship throughout. Step inside to discover a bright, open-concept main floor featuring a sun-filled living room that creates a warm and welcoming space to relax and unwind. The flow continues into a beautiful white kitchen complete with a corner pantry, large granite island, modern stainless steel appliances, and luxury vinyl plank flooring throughout. The spacious dining area is ideal for family gatherings and opens through patio sliding doors onto the back deck with a pergola, perfect for enjoying the landscaped and fully fenced backyard. Upstairs, the primary suite offers a walk-in closet and a stylish ensuite with double sinks, creating a private and functional retreat. Two additional bedrooms, a full bathroom, and a convenient upstairs laundry room complete the upper level. Granite countertops throughout add a touch of luxury to every space. Outside, youâ€™ll find a 22x20 heated detached garage, offering ample space for vehicles, hobbies, or storage. The home has been freshly painted throughout and is truly move-in ready.

Perfectly situated across from a scenic park with walking trails, and just minutes to schools, shopping, dining, and all of Cochraneâ€™s amenities. Fireside is a vibrant and welcoming



community with quick, easy access to the Trans-Canada Highwayâ€™making commutes into Calgary or weekend escapes to the mountains effortless. Don't miss your opportunity to own this exceptional home with no condo fees in one of Cochraneâ€™s most desirable neighbourhoods!

Built in 2019

### Essential Information

MLS® #	A2229822
Price	\$515,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,350
Acres	0.05
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	197 Fireside Way
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C2L8

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Low Maintenance Landscape, Square Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	12
Zoning	R-MX

## Listing Details

Listing Office	Coldwell Banker United
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