

# \$642,500 - 242 Fireside Place, Cochrane

MLS® #A2260740

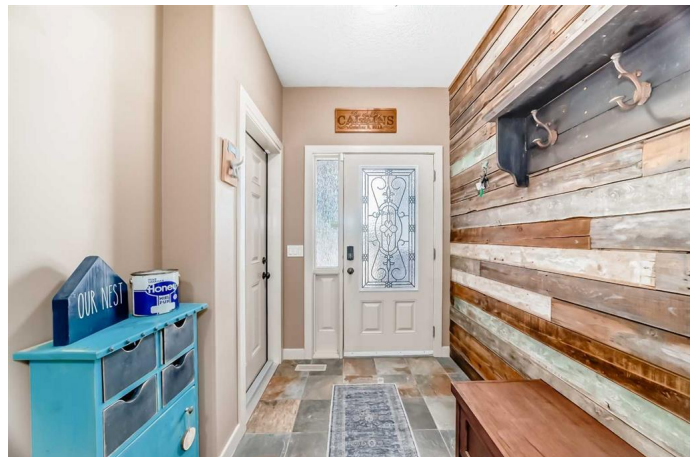
**\$642,500**

4 Bedroom, 4.00 Bathroom, 1,902 sqft

Residential on 0.09 Acres

Fireside, Cochrane, Alberta

Open House Sat Oct 4 at 12-2Pm |  
STUNNING VIEWS | AMAZING PRICE! This  
CHARMING home offers many upgrades  
including beautiful wide-plank HARDWOOD,  
9â€™™ ceilings & A/C! This layout is  
well-designed for families, boasting a large  
dining area offering loads of space to  
entertain, a well-appointed kitchen with  
GRANITE & STAINLESS appliances, corner  
PANTRY with UPGRADED wood shelving,  
upgraded cabinets, and island with seating.  
Get COZY by the gorgeous STONE-FACED  
GAS fireplace with custom mantle & built-in  
shelves. This cheerful space is completed by a  
must-have OFFICE/DEN with privacy provided  
by the stunning BARN DOORS & a main floor  
powder room. Upstairs, enjoy MOUNTAIN  
VIEWS from the SUPERSIZED PRIMARY with  
walk-in closet & 5pc ensuite w/ JETTED TUB  
and oversized shower. Two more spacious  
bedrooms complete the level with a 4pc  
bathroom, UPPER FLOOR LAUNDRY room &  
custom linen closet for added storage. You will  
find the perfect place to relax in the  
PROFESSIONALLY finished basement  
featuring a HUGE rec room, 4pc bath,  
additional bedroom and tons of storage. Get  
ready to move in & enjoy the fully landscaped  
yard and attached DOUBLE CAR GARAGE.  
Watch your kids walk ONLY ONE BLOCK to  
school with many amenities, restaurants &  
shopping nearby. Quick commute to Calgary  
or to mountain adventures!



Built in 2012

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2260740    |
| Price          | \$642,500   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,902       |
| Acres          | 0.09        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 242 Fireside Place |
| Subdivision | Fireside           |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 0R6            |

## Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Gazebo, Park, Playground |
| Parking Spaces | 4                        |
| Parking        | Double Garage Attached   |
| # of Garages   | 2                        |

## Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Smoking Home                                                                                                         |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                                |
| Cooling           | Central Air                                                                                                                               |
| Fireplace         | Yes                                                                                                                                       |

|                 |                |
|-----------------|----------------|
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 7                 |
| Zoning         | R-LD              |
| HOA Fees       | 79                |
| HOA Fees Freq. | ANN               |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Yates Real Estate Ltd |
|----------------|-----------------------|

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