

# \$484,999 - 48 Fireside Way, Cochrane

MLS® #A2247199

**\$484,999**

3 Bedroom, 3.00 Bathroom, 1,371 sqft  
Residential on 0.06 Acres

Fireside, Cochrane, Alberta

Welcome to your dream home! This charming 3-bedroom, 2.5-bathroom home is now on the market, boasting a spacious layout and delightful features. This property offers ample living space for your family to thrive. As you step onto the front covered entrance way you'll immediately feel the warmth and comfort of this inviting home. The south-facing front door welcomes you into a bright and airy atmosphere, illuminated by natural light streaming through the windows. The kitchen is a chef's delight, featuring a large window overlooking the backyard, which has a beautiful lawn for your enjoyment. Imagine preparing meals while admiring the backyard. Relax and unwind on the back deck, where you can enjoy the tranquility of your outdoor space. And for added convenience, there's a -double- garage, providing secure parking and extra storage space.

With its thoughtful design, desirable features, and prime location, this home offers everything you've been wanting, sought after neighborhood, includes two school sites centrally located for ease of access, you can walk the kids to school! The first school site is a K-8 school, and the second is the new K-9 Catholic School. Fireside offers retail conveniences and basic services close to home. Services include a dentist, pharmacy, liquor store, daycare, nail salon, restaurant, pub, deli, gas station, Tim Hortons, McDonalds and more! Fireside is perfectly located in the



south side of Cochrane, meaning you'll have quick access to Trans-Canada Highway while being minutes away from Cochrane's downtown.

Built in 2012

### Essential Information

MLS® #	A2247199
Price	\$484,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,371
Acres	0.06
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	48 Fireside Way
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0R1

### Amenities

Amenities	Park
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 13th, 2025
Days on Market	37
Zoning	R-MX
HOA Fees	75
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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