

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

MLS® #A2247199

**\$484,999**

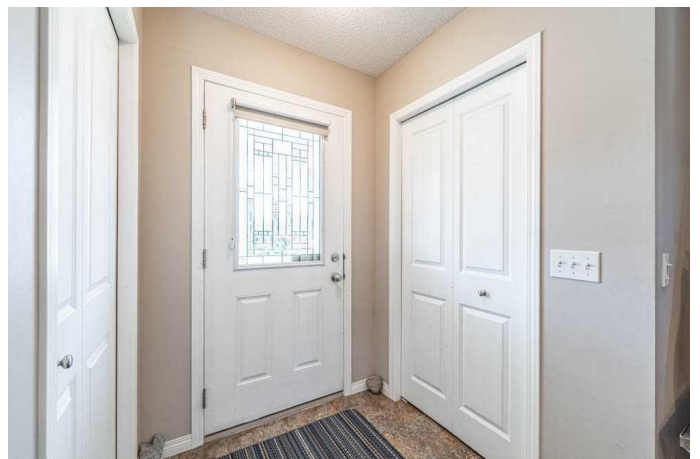
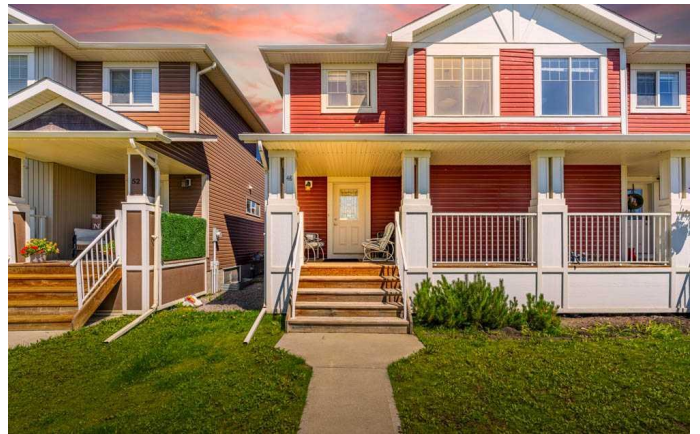
3 Bedroom, 3.00 Bathroom, 1,371 sqft

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 youâ€™ll have quick access to Trans-Canada Highway while being minutes away from Cochraneâ€™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          | Side by Side, 2 Storey |
| 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      | Forced Air, High Efficiency, 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 | 61                |
| Zoning         | R-MX              |
| HOA Fees       | 75                |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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