

# \$684,980 - 168 Fireside Way, Cochrane

MLS® #A2255245

## \$684,980

4 Bedroom, 4.00 Bathroom, 1,588 sqft

Residential on 0.08 Acres

Fireside, Cochrane, Alberta

Welcome to 168 Fireside Way!

This cashflow-positive income property has excellent renters in place: the upper level at \$2,650/month and the legal suite at \$1,350/month, with most utilities paid by tenants.

The home features a heated double garage with parking pad, a full-width front veranda, and quartz countertops throughout all floors. The main level offers an open floor plan with 9'™ ceilings, a living room with fireplace, a gourmet galley kitchen with gas range, and a bright dining nook with 8'™ patio doors to a 16'™ x 10'™ deck with BBQ gas line. The mudroom includes built-in cabinetry, a large pantry, and a half bath.

Upstairs, the primary suite boasts wetland views, a double vanity ensuite, and a walk-in closet with built-ins. Two additional bedrooms, a full bath, laundry, and linen closet complete the level.

The legal basement suite offers a private entrance, full kitchen with quartz counters, in-suite laundry, large windows, a spacious bedroom, and a 4-pc bath with heated tile floors.

Extras include A/C, hot water on demand, community pathway access, schools, parks, nearby shops/restaurants, and just 7 minutes



to the Trans-Canada Highway for an easy commute into Calgary or out to the mountains.

Built in 2021

**Essential Information**

MLS® #	A2255245
Price	\$684,980
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,588
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	168 Fireside Way
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2T1

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Humidifier, Range Hood, Refrigerator, Washer, Window Coverings, Tankless Water Heater
Heating	Central, Fireplace(s)

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 10th, 2025
Days on Market	1
Zoning	R-MX

## Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.