

# \$679,900 - 80 Fireside Common, Cochrane

MLS® #A2258837

**\$679,900**

3 Bedroom, 3.00 Bathroom, 2,126 sqft

Residential on 0.08 Acres

Fireside, Cochrane, Alberta

Welcome to 80 Fireside Common, a beautifully designed new build in the welcoming community of Fireside, Cochrane. Offering 2,126 sq. ft. of thoughtfully planned living space, this home combines modern comfort with small-town charm.

The main floor features an open-concept design with 9â€™™ ceilings, a spacious great room anchored by a modern fireplace, and a chef-inspired kitchen complete with quartz countertops, a Blanco Silgranit sink, a walk-in pantry, and gas rough-ins for both the range and BBQ. The dining area flows seamlessly into the living space, while a versatile flex room and a practical mudroom enhance everyday function.

Upstairs, a bright bonus room provides a perfect gathering place. The primary suite is a private retreat with a large walk-in closet and an ensuite featuring dual sinks and a walk-in shower. Two additional bedrooms, each with their own walk-in closets, share a full bathroom, and the laundry room is conveniently located on this level.

The lower level is built on a 9â€™™ foundation and awaits your personal touch. Exterior details include a Craftsman-inspired elevation and a double attached garage offering plenty of parking and storage.

Living in Fireside means enjoying tree-lined



MAIN FLOOR  
996 sq. ft.



SECOND FLOOR  
1,130 sq. ft.

pathways, parks, playgrounds, and a true sense of community. Local schools, coffee shops, and everyday conveniences are just steps away, while downtown Cochrane is only minutes from your door. With the Rockies nearby and Calgary a short drive away, Fireside offers the best of both worlds: small-town connection with city access.

This brand-new home in Fireside is the perfect choice for families and anyone looking to enjoy both comfort and community in a sought-after location. \*Builder measurements and completion dates are approximate and subject to change. Area size was calculated by applying the RMS to the blueprints provided by the builder.

Built in 2025

**Essential Information**

MLS® #	A2258837
Price	\$679,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,126
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	80 Fireside Common
Subdivision	Fireside
City	Cochrane
County	Rocky View County

Province Alberta  
Postal Code T4C 3J1

## Amenities

Amenities Park, Community Gardens  
Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

## Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)  
Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s)  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric  
Has Basement Yes  
Basement Full, Unfinished

## Exterior

Exterior Features BBQ gas line  
Lot Description Back Lane, Rectangular Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed September 22nd, 2025  
Days on Market 1  
Zoning R-MX  
HOA Fees 150  
HOA Fees Freq. ANN

## Listing Details

Listing Office LPT Realty

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