

# \$469,900 - 290 Fireside Drive, Cochrane

MLS® #A2269858

**\$469,900**

3 Bedroom, 3.00 Bathroom, 1,384 sqft

Residential on 0.07 Acres

Fireside, Cochrane, Alberta

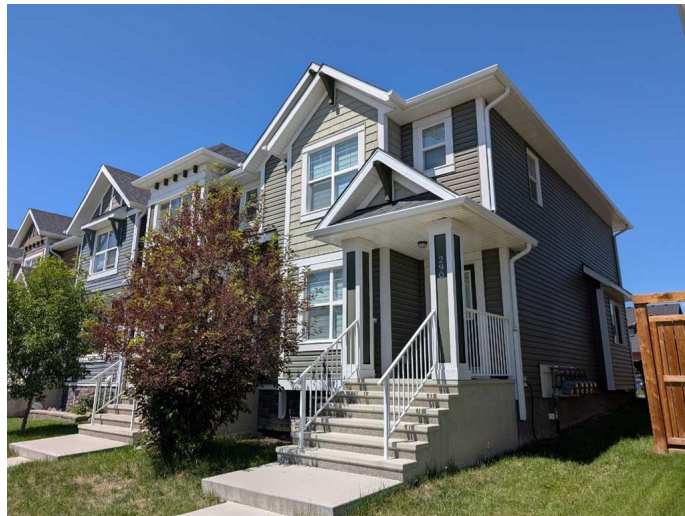
\*\*\* OPEN HOUSE Saturday Nov 15 between 12pm - 3pm \*\*\* Welcome to this fantastic opportunity in the desirable community of Fireside in Cochrane. If you appreciate quick access to the mountains and a home that truly stands out, then this is the place for you.

This 3-bedroom townhouse offers a unique advantage: NO CONDO FEE. As an END UNIT, it benefits from an abundance of natural light streaming in from the side. The generous lot, over 25 FEET WIDE, provides the potential to build a double garage—a rare find compared to other units with narrower lots.

The main floor is perfect for a growing family, featuring a south-facing living room and an open-concept layout for the dining and kitchen areas. The kitchen is a true highlight with its modern design, including a large quartz island, a sleek backsplash, and white cabinets. A Samsung appliance package adds both style and convenience.

Upstairs, you™ll find a spacious master bedroom complete with a 3-piece ensuite and a walk-in closet. Two additional well-proportioned bedrooms are ideal for children or guests. A 4-piece bathroom, linen storage, and a conveniently located SECOND-FLOOR LAUNDRY room complete the upper level.

This home feels and shows like new, offering



the perfect blend of modern living and family-friendly practicality.

Built in 2017

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2269858      |
| Price          | \$469,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,384         |
| Acres          | 0.07          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 290 Fireside Drive |
| Subdivision | Fireside           |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 2L6            |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Community Gardens, Recreation Facilities   |
| Parking Spaces | 3                                          |
| Parking        | Off Street, Parking Pad, RV Access/Parking |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer                                                            |
| Heating           | Forced Air, Natural Gas                                                                                                        |
| Cooling           | None                                                                                                                           |

|              |      |
|--------------|------|
| Has Basement | Yes  |
| Basement     | Full |

**Exterior**

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                         |
| Lot Description   | Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                        |
| Construction      | Vinyl Siding, Wood Frame                                               |
| Foundation        | Poured Concrete                                                        |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 8th, 2025 |
| Days on Market | 11                 |
| Zoning         | R-MX               |
| HOA Fees       | 79                 |
| HOA Fees Freq. | ANN                |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | J Capital Realty |
|----------------|------------------|

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