

# \$670,000 - 25 Fireside Landing, Cochrane

MLS® #A2199845

**\$670,000**

3 Bedroom, 3.00 Bathroom, 1,424 sqft  
Residential on 0.14 Acres

Fireside, Cochrane, Alberta

Beautiful END UNIT, First time on the market! Welcome to this FULLY FINISHED, 3 bedroom 2.5 bath home. Perfect for couple with kids still at home. Lovingly cared for with an open, modern design. Set away from the boulevard on a quiet, corner lot. Enjoy more yard on the side and back of your home. Inside the OPEN CONCEPT makes for a very bright, spacious feel. Modern Kitchen with island, Granite counters, tasteful lighting and side coffee bar. Appreciate cooking on the GAS STOVE for family and guests. There is plenty of room at 1425 sq. ft. on the main floor. The Master Bedroom comes with a walk in closet and a 5 piece en suite with soaker tub and extra window to let in the natural light! The main floor also is home to a DEN used here as an art studio, and MAINFLOOR Laundry. The Lower level boasts 2 more bedrooms, a 4 piece bath and a LARGE Rec Room with nice big windows. The furnace area is also very large with plenty of storage space. Outside there is a deck, awesome grass area and a side yard., Landscaping with shrubs and trees adds to the natural beauty of the yard. Parking is a breeze with a DOUBLE ATTACHED garage and extra long driveway for additional vehicles. Fireside is a great place to call home with easy access to highway 22 to Highway 1 and the mountains. Schools are close by too! Shopping and restaurants are an easy walk. There is also a park with ponds and walking paths across the boulevard. View this home today and live here tomorrow!



Built in 2013

## Essential Information

MLS® #	A2199845
Price	\$670,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,424
Acres	0.14
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Active

## Community Information

Address	25 Fireside Landing
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0V9

## Amenities

Amenities	Park, Playground, Visitor Parking
Parking Spaces	5
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front
# of Garages	2

## Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Other
Lot Description	Back Yard, Landscaped, Level, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	29
Zoning	R-MX
HOA Fees	53
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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