

# \$559,900 - 259 Fireside Drive, Cochrane

MLS® #A2212427

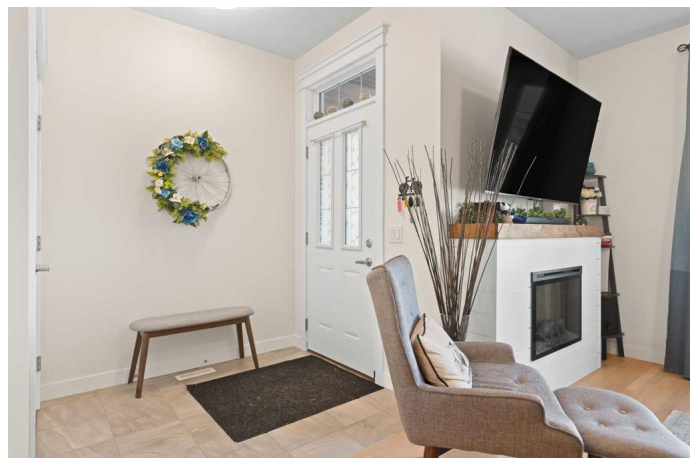
**\$559,900**

4 Bedroom, 3.00 Bathroom, 1,593 sqft

Residential on 0.06 Acres

Fireside, Cochrane, Alberta

This is it! If you've been searching for a home that checks all the boxes – a spacious layout, oversized primary retreat, gorgeous 5-piece ensuite, finished basement, and a double detached garage – all in one of Cochrane's most family-friendly neighbourhoods – Fireside – your search ends here. This 4-bedroom, 2.5-bath NuVista-built home offers over 2,300 sq ft of total developed living space and is move-in ready with all the right features. Step into the bright and welcoming main floor, where hardwood floors lead you through a functional open-concept layout. The stylish kitchen is anchored by a large island and features stone countertops, stainless steel appliances, and upgraded cabinetry – all overlooking the dining area and living room with a cozy electric fireplace. Upstairs, the expansive primary suite easily fits a king bed and includes a giant walk-in closet and a beautifully appointed 5-piece ensuite with a soaker tub, dual sinks, and a separate shower. Two more bedrooms, a full 4-piece bath, and upstairs laundry complete the upper floor. The basement was finished with permits and adds excellent flexibility, featuring a large rec room, a fourth bedroom with walk-in closet, and two storage areas (one of which is roughed in to be finished as a bathroom). The south-facing backyard is fully fenced with a private deck and access to the detached double garage. Located just steps from Holy Spirit School, Fireside School, and Bullrush Park, you'll



enjoy walking paths, playgrounds, a year-round outdoor rink, fire pits, and more – all within your own community. Shops, restaurants, and quick access to Calgary or the mountains make this location ideal. Whether you're upsizing, investing, or buying your first home – this one truly has it all. Come see why Fireside is one of Cochrane's™ best communities!

Built in 2018

### Essential Information

MLS® #	A2212427
Price	\$559,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,593
Acres	0.06
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	259 Fireside Drive
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2L5

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached

# of Garages 2

### Interior

Interior Features Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Stone Counters, Storage, Vinyl Windows, Bathroom Rough-in

Appliances Dishwasher, Dryer, Electric Range, Refrigerator, Washer

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Private Yard, Storage

Lot Description Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed April 16th, 2025

Days on Market 3

Zoning R-MX

HOA Fees 79

HOA Fees Freq. ANN

### Listing Details

Listing Office MaxWell Capital Realty

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