

\$514,900 - 351 Fireside Drive, Cochrane

MLS® #A2254442

\$514,900

3 Bedroom, 3.00 Bathroom, 1,528 sqft

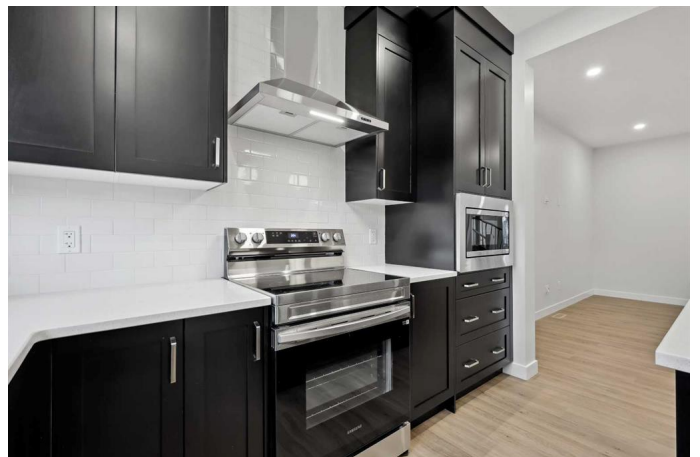
Residential on 0.06 Acres

Fireside, Cochrane, Alberta

Welcome to the Luna model in Cochrane's Fireside community, offering 1,528 sq. ft. with 3 bedrooms and 2.5 bathrooms. The main floor is designed with an open layout that connects the great room, dining area, and kitchen. In the kitchen you'll find quartz countertops, Chantilly Lace shaker cabinetry, a Blanco Silgranit sink in Truffle, Boardwalk matte white backsplash, and a Mistral island that provides both workspace and seating. Upstairs, the primary bedroom includes a walk-in closet and ensuite. Two additional bedrooms, a full bathroom, and upper-level laundry complete this floor. Interior finishes include maple-stained railing with nickel spindles, Cozy White luxury vinyl plank, Off Shore carpet, and Micabella LVT. This home includes a side entry with basement rough-ins, a 9' foundation, and gas lines to the range and BBQ. A gravel parking pad is also included.

Fireside is a well-established Cochrane community with two schools, nearby shops and services, playgrounds, and an extensive pathway system. It also offers quick access to Highway 22 for commuting into Calgary or exploring the mountains. Photos are representative, colours and finishes may vary.

*Area size was calculated by applying the RMS to the blueprints provided by the builder.



Built in 2025

Essential Information

MLS® #	A2254442
Price	\$514,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,528
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	351 Fireside Drive
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3J1

Amenities

Amenities	Community Gardens, Park
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Bathroom Rough-in, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Exterior Entry, 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 5th, 2025
Days on Market	62
Zoning	R-MX
HOA Fees	150
HOA Fees Freq.	ANN

Listing Details

Listing Office	LPT Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.