

# \$714,000 - 324 Fireside Way, Cochrane

MLS® #A2195817

**\$714,000**

3 Bedroom, 3.00 Bathroom, 1,843 sqft

Residential on 0.09 Acres

Fireside, Cochrane, Alberta

Welcome to 324 Fireside Way – an Exceptional Former Show Home

Discover this stunning 3-bedroom, 2.5 bathroom residence that perfectly blends modern design with functional living. Nestled in Cochrane's sought-after Fireside community, this home boasts premium upgrades, spacious open-plan living, and abundant natural light. Plus, enjoy a large double detached garage with additional RV parking at the rear, a rare find!

Step inside to 1,843 sq. ft. of beautifully designed living space, featuring 9-foot ceilings on both the main floor and basement for an airy, inviting atmosphere. The open-concept kitchen is a chef's dream, complete with stainless steel appliances, upgraded granite countertops, and stylish lighting, perfect for cooking, entertaining, and everyday living. The upper level is complete with a sun-bathed bonus room and second 4-piece bathroom, 3 large bedrooms including the primary suite with an ensuite bathroom, large walk in closet, and a conveniently located laundry room. Outdoor gatherings are a breeze with a large back deck and a fully fenced yard, offering ample space for relaxation and recreation. Located in the heart of Fireside, this welcoming community on Cochrane's west side offers small-town charm with modern conveniences. Parks, playgrounds, schools, and shopping are all within reach, and downtown Calgary is just a 20-minute drive away.



This home offers the perfect blend of contemporary amenities and small-town warmth. Don't miss your chance to call 324 Fireside Way home.

Built in 2021

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2195817    |
| Price          | \$714,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,843       |
| Acres          | 0.09        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 324 Fireside Way  |
| Subdivision | Fireside          |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 3A9           |

**Amenities**

|                |                                                                                                                                              |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Other                                                                                                                                        |
| Parking Spaces | 7                                                                                                                                            |
| Parking        | Double Garage Attached, Double Garage Detached, Driveway, Off Street, Alley Access, Garage Faces Front, Garage Faces Rear, RV Access/Parking |
| # of Garages   | 4                                                                                                                                            |

**Interior**

|                   |                                                                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)                                                                                                                                     |
| Appliances        | Dishwasher, Microwave Hood Fan, Electric Range, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Freezer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Washer |
| Heating           | Forced Air, Natural Gas, ENERGY STAR Qualified Equipment                                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                                                                              |
| Fireplaces        | Electric, Living Room                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                            |
| Basement          | Full, Unfinished                                                                                                                                                                                               |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Yard                                 |
| Lot Description   | Back Lane, Back Yard, Underground Sprinklers |
| Roof              | Asphalt Shingle                              |
| Construction      | Concrete, Vinyl Siding, Wood Frame           |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 24th, 2025 |
| Days on Market | 67                  |
| Zoning         | R-MX                |
| HOA Fees       | 75                  |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE SOLUTIONS |
|----------------|------------------------|

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