

# \$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. Donâ€™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	Alley Access, Double Garage Attached, Driveway, Garage Faces Front, Off Street, Double Garage Detached, Garage Faces Rear, RV Access/Parking
# of Garages	4

**Interior**

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s), Pantry
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, 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	56
Zoning	R-MX
HOA Fees	75
HOA Fees Freq.	ANN

## Listing Details

Listing Office	ROYAL LEPAGE SOLUTIONS
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