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

MLS® #A2195817

## \$714,000

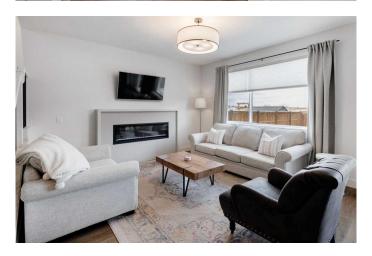
3 Bedroom, 3.00 Bathroom, 1,843 sqft Residential on 0.09 Acres

Fireside, Cochrane, Alberta

Welcome to 324 Fireside Way â€" 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 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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