

# \$540,000 - 385 Fireside Way, Cochrane

MLS® #A2216411

**\$540,000**

3 Bedroom, 3.00 Bathroom, 1,438 sqft

Residential on 0.06 Acres

Fireside, Cochrane, Alberta

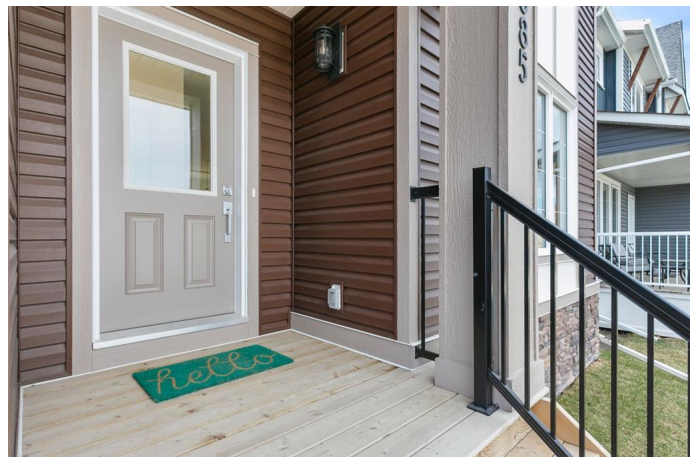
Step into this meticulously maintained semi-detached home in the highly desirable family friendly community of Fireside. Featuring 3 spacious bedrooms and 2.5 bathrooms, this home showcases quartz countertops throughout and a beautiful kitchen complete with stainless steel appliances, upgraded light dimmers, and a generous dining area—perfect for family dinners or entertaining guests.

Enjoy a sunny south-facing backyard, fully landscaped with a wonderful deck—ideal for soaking up the sun or hosting summer BBQs. The laned back alley provides privacy and convenience with a gravel parking pad ready for your future garage or parking needs.

Upstairs you'll find three generous-sized bedrooms, including a comfortable primary retreat, and the convenience of upper-level laundry. The basement is insulated and drywalled, with two large windows and a bathroom rough-in, offering the potential to create even more living space.

Located just steps from Fireside School and Holy Spirit Catholic School, and within walking distance to playgrounds, restaurants, and scenic walking paths, this home offers a lifestyle of ease and community.

Don't miss out on this move-in ready gem—book your private showing today!



Built in 2022

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2216411               |
| Price          | \$540,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,438                  |
| Acres          | 0.06                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 385 Fireside Way  |
| Subdivision | Fireside          |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 3B1           |

**Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Playground, Community Gardens, Park |
| Parking Spaces | 2                                   |
| Parking        | Parking Pad, Alley Access           |

**Interior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Partial, Partially Finished                                                |

**Exterior**

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | None                                       |
| Lot Description   | Back Lane, Landscaped, Lawn, Native Plants |
| Roof              | Asphalt Shingle                            |
| Construction      | Concrete, Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                            |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 4             |
| Zoning         | R-MX          |
| HOA Fees       | 79            |
| HOA Fees Freq. | ANN           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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