

# \$515,000 - 197 Fireside Way, Cochrane

MLS® #A2229822

**\$515,000**

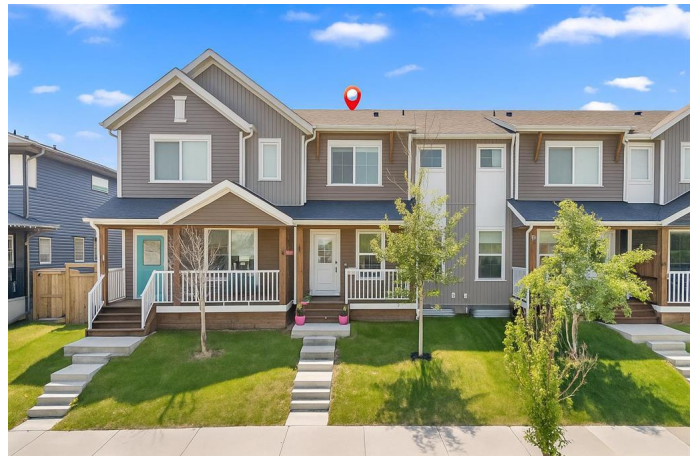
3 Bedroom, 3.00 Bathroom, 1,350 sqft

Residential on 0.05 Acres

Fireside, Cochrane, Alberta

Located in the sought-after community of Fireside, this 3-bedroom, 2.5-bath townhome offers the perfect blend of style, functionality, and convenience. Built by Calbridge Homes, this home showcases thoughtful design and quality craftsmanship throughout. Step inside to discover a bright, open-concept main floor featuring a sun-filled living room that creates a warm and welcoming space to relax and unwind. The flow continues into a beautiful white kitchen complete with a corner pantry, large granite island, modern stainless steel appliances, and luxury vinyl plank flooring throughout. The spacious dining area is ideal for family gatherings and opens through patio sliding doors onto the back deck with a pergola, perfect for enjoying the landscaped and fully fenced backyard. Upstairs, the primary suite offers a walk-in closet and a stylish ensuite with double sinks, creating a private and functional retreat. Two additional bedrooms, a full bathroom, and a convenient upstairs laundry room complete the upper level. Granite countertops throughout add a touch of luxury to every space. Outside, you'll find a 22x20 heated detached garage, offering ample space for vehicles, hobbies, or storage. The home has been freshly painted throughout and is truly move-in ready.

Perfectly situated across from a scenic park with walking trails, and just minutes to schools, shopping, dining, and all of Cochrane's amenities. Fireside is a vibrant and welcoming



community with quick, easy access to the Trans-Canada Highwayâ€™making commutes into Calgary or weekend escapes to the mountains effortless. Don't miss your opportunity to own this exceptional home with no condo fees in one of Cochraneâ€™s most desirable neighbourhoods!

Built in 2019

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2229822      |
| Price          | \$515,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,350         |
| Acres          | 0.05          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 197 Fireside Way  |
| Subdivision | Fireside          |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C2L8            |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked                            |
| Heating           | Forced Air, Natural Gas                                                                                       |
| Cooling           | None                                                                                                          |
| Has Basement      | Yes                                                                                                           |
| Basement          | Full, Unfinished                                                                                              |

## Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                        |
| Lot Description   | Back Yard, Few Trees, Front Yard, Low Maintenance Landscape, Views, Square Shaped Lot |
| Roof              | Asphalt Shingle                                                                       |
| Construction      | Vinyl Siding                                                                          |
| Foundation        | Poured Concrete                                                                       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |
| Zoning         | R-MX            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Coldwell Banker United |
|----------------|------------------------|

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