

# \$599,900 - 112 Fireside Drive, Cochrane

MLS® #A2249021

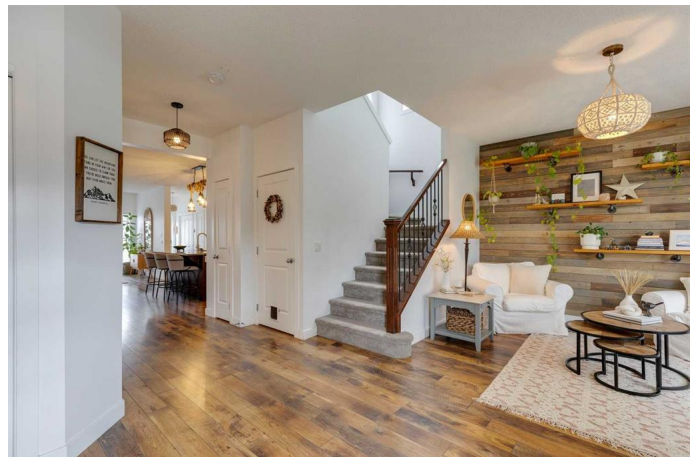
**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,893 sqft

Residential on 0.08 Acres

Fireside, Cochrane, Alberta

Boasting almost 1,900 square feet of meticulously designed living space in the sought after community of Fireside. From the moment you arrive, the charming curb appeal hints at the thoughtful attention to detail and endless upgrades that await within. Step inside and be greeted by an abundance of natural light streaming through expansive windows, illuminating the rare and inviting living room space that flows seamlessly into the spacious dining area, and stunning kitchen. Here, you'll appreciate the upgraded cabinetry, high-end appliances, sleek quartz countertops, and a convenient, oversized breakfast bar. Off the kitchen is a cozy family room with a stone gas fireplace that's perfect for those winter nights. The main floor is thoughtfully completed with a spacious mudroom to keep things organized and a 2pc bathroom. Ascend the staircase to discover the well-laid-out second level. The intimate primary suite awaits, a true retreat complete with a generous ensuite, large soaker tub and a desirable walk-in closet. This level is complete with two additional kids bedrooms, 4pc bathroom and a large laundry room. The possibilities continue in the unspoiled basement, awaiting your personal touch to create the perfect space for your family's needs. Outside, you'll love the private backyard with a large deck and oversized garage equipped with 220v. This exceptional home offers a rare combination of style, functionality, and location in one of



Cochrane's favorite communities.

Built in 2014

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249021    |
| Price          | \$599,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,893       |
| Acres          | 0.08        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 112 Fireside Drive |
| Subdivision | Fireside           |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 0V6            |

**Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Park, Community Gardens, Playground |
| Parking Spaces | 4                                   |
| Parking        | Double Garage Detached              |
| # of Garages   | 2                                   |

**Interior**

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                     |

|                 |                                 |
|-----------------|---------------------------------|
| Heating         | Forced Air                      |
| Cooling         | None                            |
| Fireplace       | Yes                             |
| # of Fireplaces | 1                               |
| Fireplaces      | Family Room, Gas, Mantle, Stone |
| Has Basement    | Yes                             |
| Basement        | Full, Unfinished                |

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                |
| Lot Description   | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Private |
| Roof              | Asphalt                                                              |
| Construction      | Wood Frame                                                           |
| Foundation        | Poured Concrete                                                      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 87                |
| Zoning         | R-MX              |
| HOA Fees       | 79                |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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