

# \$519,900 - 344 Fireside Drive, Cochrane

MLS® #A2258674

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,557 sqft  
Residential on 0.06 Acres

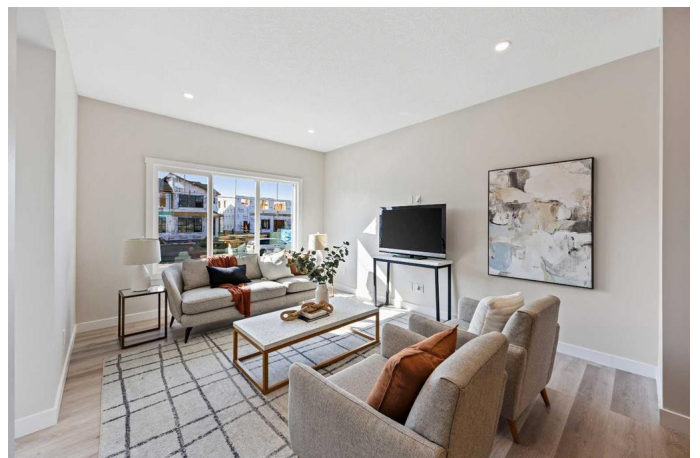
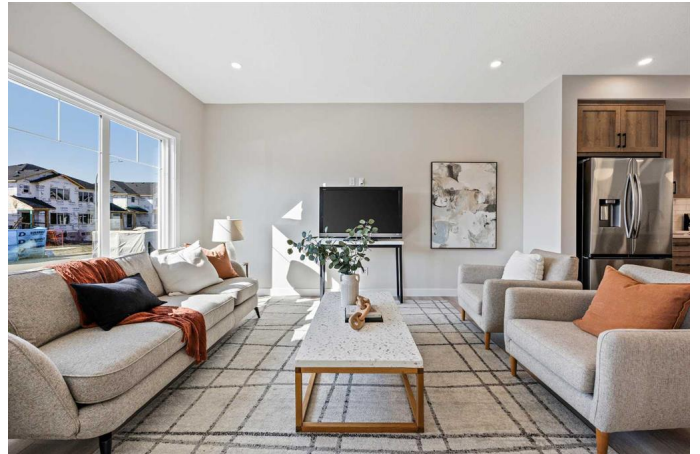
Fireside, Cochrane, Alberta

Welcome to 344 Fireside Drive in the family-friendly community of Fireside, Cochrane. This thoughtfully designed two-story duplex offers bright open-concept living and modern finishes throughout. The main floor features 9'™ ceilings, luxury vinyl plank flooring, and a spacious kitchen with quartz countertops, full-height cabinetry, stainless steel appliances, a built-in microwave, and a large island with seating and ample storage. The living room is located at the front of the home with large windows that bring in natural light, creating a welcoming space for everyday living and entertaining. A half bath and stylish entryway complete this level.

Upstairs offers three bedrooms, two full bathrooms and a convenient laundry space. The primary suite includes a walk-in closet and a private ensuite with a double vanity. Two additional bedrooms and a full bath provide space for family or guests, and a hallway linen closet adds extra storage.

The basement includes rough-ins and plenty of open space. This home also features a side entry, 9'™ foundation, upgraded railing, a gas line to the kitchen range and a gas line for BBQ.

Exterior details include a Craftsman-inspired elevation with stone accents, a concrete front landing and a double parking pad out back.



Fireside is a vibrant community with two schools, extensive parks and pathways, and local shops and services. It also offers quick access to the Rocky Mountains, downtown Cochrane and an easy commute into Calgary. Area size was calculated by applying the RMS to the blueprints provided by the builder. Photos are representative, colors and finishes may vary.

Built in 2024

**Essential Information**

MLS® #	A2258674
Price	\$519,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,557
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	344 Fireside Drive
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3H8

**Amenities**

Amenities	Community Gardens, Park
Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Bathroom Rough-in, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 19th, 2025
Days on Market	1
Zoning	R-MX
HOA Fees	150
HOA Fees Freq.	ANN

## Listing Details

Listing Office	LPT Realty
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