

# \$474,000 - 183 Fireside Parkway, Cochrane

MLS® #A2260540

**\$474,000**

3 Bedroom, 3.00 Bathroom, 1,371 sqft

Residential on 0.05 Acres

Fireside, Cochrane, Alberta

\*OPEN HOUSE OCT 4: 2-4\* Welcome to stylish townhome living nestled in the popular picturesque and family friendly area of Fireside. NO CONDO FEES! A superbly finished home with 3 bedrooms & 2 1/2 baths. Coming up the walk you're greeted by classical accented architecture and a gracious entrance. At night watch the house shine with programmable built in soffit lighting. Through the inviting foyer, there's an open concept main floor plan with quality laminate, ample windows & natural lighting. Spacious living and dining rooms with an open kitchen, great for day to day and entertaining. An offset private 1/2 bath on the main floor. Kitchen offers ample gorgeous cabinetry, large island, granite countertops, pantry, S/S appliances with updated DW & Fridge. Step out and relax on the custom deck with plenty of space to watch the kids play. Retreat upstairs to the private primary bedroom which features a walk-in closet and ensuite. Two more sizable bedrooms and a 2nd full bath complete the second floor. The unfinished lower level offers versatile functional space for say office, home gym, big screen, storage. Fenced yard with two rear stalls. Excellent location with Catholic and Public schools both K-8 within walking distance. The community offers 4 parks and pump track for families to explore, ample green spaces and walking paths with community gardens and fire pits. In the winter skate on the well maintained NHL sized outdoor rink. Steps to bistro, shops and



services. Via Hwy 22 / Hwy 1 it's a breeze to Calgary or off to the Rockies. Pride of ownership - a great opportunity - come and see!

Built in 2014

### Essential Information

MLS® #	A2260540
Price	\$474,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,371
Acres	0.05
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	183 Fireside Parkway
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0V8

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Stall

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Lighting, Private Yard, Private
Lot Description	Back Lane, Back Yard, Front
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, W
Foundation	Poured Concrete

## Additional Information

Date Listed	September 29th, 2025
Days on Market	4
Zoning	R-MD
HOA Fees	79
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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