

# \$569,900 - 161 Fireside Place, Cochrane

MLS® #A2200858

**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,432 sqft  
Residential on 0.08 Acres

Fireside, Cochrane, Alberta

OPEN HOUSE Saturday March 15th  
2:00-4:30! You are going to absolutely love this FULLY DETACHED home in the family friendly neighbourhood of Fireside! This sunfilled home with new CENTRAL AIR CONDITIONING, DOUBLE GARAGE, NEW COMPOSITE DECK, NEWLY INSTALLED RUBBER MULCH LINED KID'S PLAY AREA, EXTRA GRAVELLED PARKING SPOT FOR VEHICLE OR SMALL TRAILER and CENTRAL VACUUM SYSTEM will not disappoint! Stepping through the front door you will find a totally open concept design offering a bright and welcoming living space where the living room flows seamlessly into the dining room and kitchen area boasting stainless steel appliances, granite countertops, large pantry and awesome breakfast island perfect for prep and casual dining. This level also features a huge walk in entry closet and private 2 piece powder room/laundry room. Heading up to the upper level you are welcomed by a MASSIVE and bright primary bedroom, a tranquil haven with seating area and a lovely ensuite bath with oversized tub and large walk in closet. This level is home to two more generously sized bedrooms and large family bathroom. The lower level has 3 huge egress windows and is beautifully laid out for additional 4th bedroom, family room/play area, and is roughed in for an additional full bathroom. The gorgeous south backyard features a massive maintenance free composite deck, raised garden bed area filled



with perennials and waiting for you to plant your own veggies, an additional gravelled parking space perfect for small trailer or ATV and newly installed rubber mulch play area for the kids! You will love the double garage and paved back lane. Fireside is a vibrant community offering incredible amenities including McDonalds, Tim Hortons, Italian restaurant, doctor's office, pharmacy, nail salon, liquor store and a daycare. It is also home to two schools making it the only Cochrane community with both K-8 and 9 options in the Catholic and Public systems. Outdoor enthusiasts will love the nearby skate/bike park, green spaces, wetlands, outdoor skating rinks, fire pits and toboggan hills! With shopping, dining and recreation just steps away Fireside offers a strong sense of community for first time buyers, growing families and those looking to down size. With super easy access to Calgary and the Rocky Mountains this location can't be beat! An absolute must to see!

Built in 2011

### **Essential Information**

MLS® #	A2200858
Price	\$569,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,432
Acres	0.08
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	161 Fireside Place
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0R4

### **Amenities**

Amenities	None
Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bathroom Rough-in, Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	2
Zoning	R-MX
HOA Fees	50
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

RE/MAX Real Estate (Mountain View)

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