

## \$544,900 - 328 Fireside Drive, Cochrane

MLS® #A2163743

**\$544,900**

3 Bedroom, 3.00 Bathroom, 1,592 sqft

## Residential on 0.06 Acres

Fireside, Cochrane, Alberta

Welcome to the Luna Duplex by Genesis Builder Group, a modern 3-bedroom, 2.5-bath home that perfectly blends style and functionality. The main floor boasts 9-foot ceilings, creating an airy atmosphere in the open-concept living space, which features a spacious kitchen island, upgraded light fixtures, and a durable Silgranit sink. Entertain with ease, thanks to the gas lines to the BBQ and range. Upstairs, the convenience of a laundry room awaits, along with a luxurious master bedroom complete with an ensuite. Enhanced with upgraded railing on both the main and upper levels, this home also includes a side entry and a 9-foot ceiling in the basement, offering potential for future development. Photos are representative.

Built in 2025

## Essential Information

MLS® #                      A2163743

|       |           |
|-------|-----------|
| Price | \$544,900 |
|-------|-----------|

Bedrooms 3

|           |      |
|-----------|------|
| Bathrooms | 3.00 |
|-----------|------|

|            |   |
|------------|---|
| Full Baths | 2 |
|------------|---|

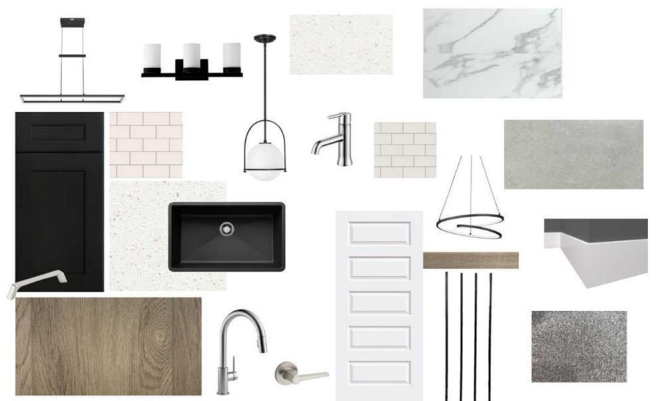
|            |   |
|------------|---|
| Half Baths | 1 |
|------------|---|

Square Footage 1,592

Acres 0.06

Year Built 2025

|      |             |
|------|-------------|
| Type | Residential |
|------|-------------|



|          |                        |
|----------|------------------------|
| Sub-Type | Semi Detached          |
| Style    | 2 Storey, Side by Side |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 328 Fireside Drive |
| Subdivision | Fireside           |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C0X4             |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Range, Refrigerator  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Back Lane, Back Yard            |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2024 |
| Days on Market | 215               |
| Zoning         | TBD               |
| HOA Fees       | 53                |
| HOA Fees Freq. | ANN               |

**Listing Details**

Listing Office                      Bode Platform Inc.

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