

# \$524,900 - 340 Fireside Drive, Cochrane

MLS® #A2175214

**\$524,900**

3 Bedroom, 3.00 Bathroom, 1,620 sqft  
Residential on 0.06 Acres

Fireside, Cochrane, Alberta

The Felix by Genesis Builder Group is a stylish and spacious 3-bedroom, 2.5-bathroom duplex home featuring modern living at its finest. With an open-concept design, the main floor flows seamlessly between the kitchen, dining, and great room, perfect for both entertaining and everyday life. The home offers a 9-foot ceiling on both the main floor and basement, allowing for a bright and airy feel. The kitchen is equipped with upgraded cabinetry, quartz countertops, & a gas line to the range, providing a high-end cooking experience. Upstairs, the primary bedroom features a double vanity in the ensuite, while two additional bedrooms share a second full bath. The basement is roughed-in, with a side entry making it ideal for potential future development. The outdoor space includes a parking pad in the rear & a gas line for a BBQ, perfect for enjoying the outdoors. Additional upgrades include upgraded lighting fixtures, elegant railing, & quartz throughout the main and upper floors. Photos representative

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2175214  |
| Price      | \$524,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,620                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, 2 Storey |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 340 Fireside Drive |
| Subdivision | Fireside           |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C3H8             |

### Amenities

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

### Interior

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

### Exterior

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

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2024 |
| Days on Market | 191                |
| Zoning         | TBD                |
| HOA Fees       | 52                 |
| HOA Fees Freq. | ANN                |

**Listing Details**

Listing Office            Bode Platform Inc.

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