

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

MLS® #A2175214

## \$524,900

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

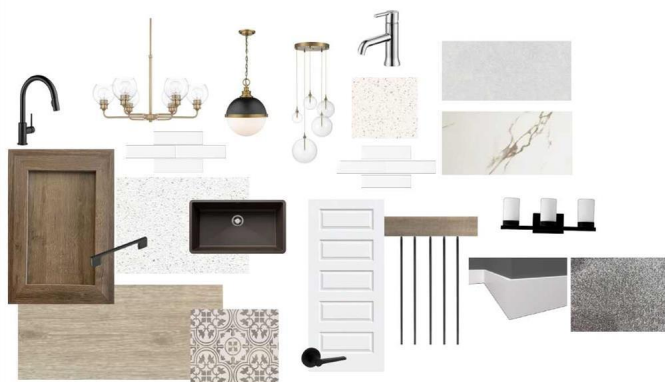
Fireside, Cochrane, Alberta

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	2 Storey, Side by Side
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	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Separate Entrance
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 24th, 2024
Days on Market	258
Zoning	TBD
HOA Fees	52
HOA Fees Freq.	ANN

**Listing Details**

Listing Office            Bode Platform Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.