

\$549,900 - 342 Fireside Boulevard, Cochrane

MLS® #A2203471

\$549,900

3 Bedroom, 3.00 Bathroom, 1,518 sqft
Residential on 0.08 Acres

Fireside, Cochrane, Alberta

Discover the perfect blend of comfort, convenience, and investment potential in this immaculate 3-bedroom home nestled in the sought-after community of Fireside. With 57 acres of parks and pathways, two schools, and scenic wetlands, this neighborhood is ideal for families, professionals, and savvy investors alike. Tucked away in a quiet cul-de-sac, this home offers easy access to The Embers, where you'll find everyday essentials like medical clinics, a pharmacy, a barbershop, and popular spots like Tim Hortons and McDonald's—all just a short walk away! Step onto the west-facing front porch and picture yourself unwinding with a drink as you take in the breathtaking sunsets. Inside, the open-concept layout creates a welcoming atmosphere. The spacious living area features beautiful hardwood floors, while the generous dining space is perfect for hosting friends and family. The functional kitchen boasts granite countertops, an eat-up island, and views of the fully fenced backyard. A mudroom with built-in lockers keeps everything organized and clutter-free. Upstairs, the primary suite is a true retreat with a walk-in closet and a private ensuite featuring a walk-in shower and granite countertops. Two additional well-sized bedrooms ensure everyone has their own space, and the upper-level laundry adds extra convenience. A four-piece family bathroom completes the second floor. Outside, the property offers a large deck, low-maintenance landscaping, and a gravel parking pad for two



vehicles. Whether you're looking for your first home, a forever home, or a great investment property, this one checks all the boxes. Don't miss your chance to own this gem in Fireside—schedule your showing today!

Built in 2017

Essential Information

MLS® #	A2203471
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,518
Acres	0.08
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	342 Fireside Boulevard
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Z3

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Breakfast Bar, Granite Counters, Open Floorplan, Pantry, Walk-In Closet(s)
-------------------	--

Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 18th, 2025
Days on Market	19
Zoning	R-MX
HOA Fees	53
HOA Fees Freq.	ANN

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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.