

# \$579,900 - 97 Fireside Bend, Cochrane

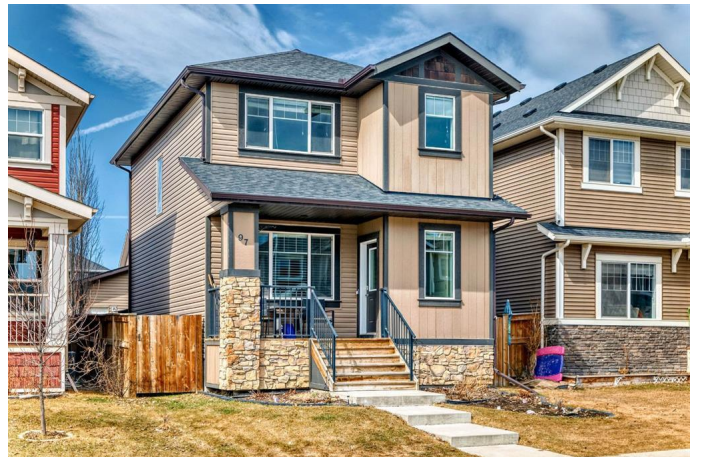
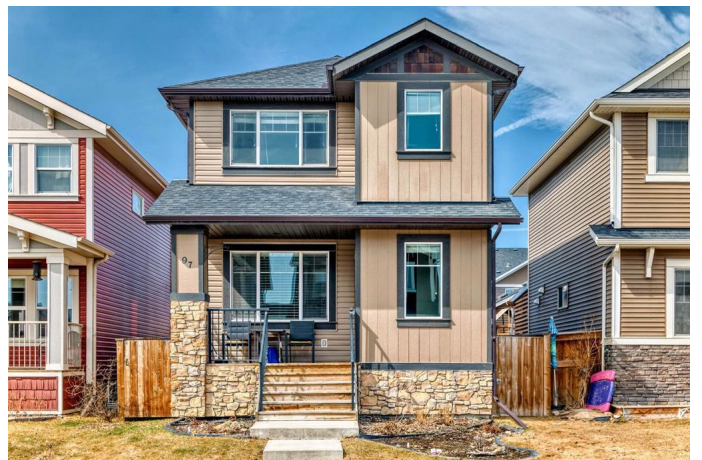
MLS® #A2207171

**\$579,900**

3 Bedroom, 3.00 Bathroom, 1,507 sqft  
Residential on 0.08 Acres

Fireside, Cochrane, Alberta

This is it! Welcome to this beautifully maintained detached home in Fireside! Situated in a prime location, with schools located down the block, multiple parks and walking paths. Restaurants and amenities all within walking distance from your new home! Step inside and you'll find a warm and inviting living space with gorgeous GAS fireplace. A convenient POCKET DOOR separates the living room from the kitchen, offering both privacy and functionality when entertaining or relaxing. The kitchen features a large island and GRANITE countertops throughout, with plenty of cabinet space for all your kitchen gadgets! The LARGE mudroom was thoughtfully designed with built-in shelving, giving you plenty of storage space! Upstairs boasts 3 spacious bedrooms and a separate LAUNDRY ROOM for ultimate convenience! The backyard offers plenty of space for the kids to play, for you to garden or BBQ, and to enjoy the sunshine on your back patio! The OVERSIZED double car garage is a must see, and located on a PAVED alley! You won't want to miss out on this exceptional home!



Built in 2013

## Essential Information

MLS® #	A2207171
Price	\$579,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,507
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	97 Fireside Bend
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	t4c 0v5

### **Amenities**

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

### **Interior**

Interior Features	Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Front Yard, Paved

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 14th, 2025
Days on Market	9
Zoning	R-MX
HOA Fees	79
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	First Place Realty
----------------	--------------------

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.