

\$499,900 - 340 Fireside Drive, Cochrane

MLS® #A2256696

\$499,900

3 Bedroom, 3.00 Bathroom, 1,570 sqft

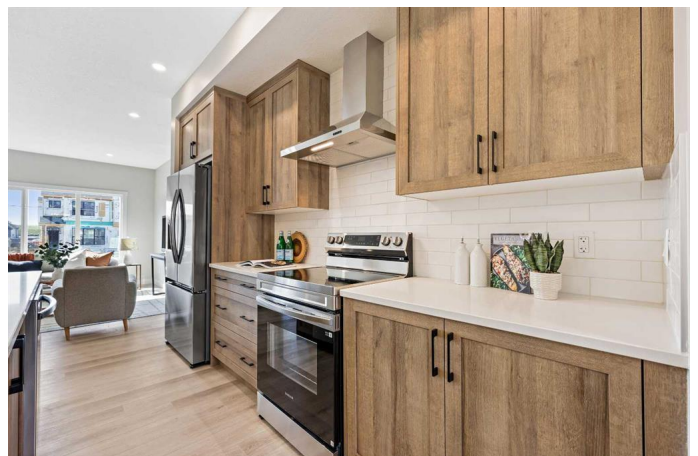
Residential on 0.06 Acres

Fireside, Cochrane, Alberta

Welcome to 340 Fireside Drive, a newly built two-storey duplex in the family-friendly community of Fireside, Cochrane. This thoughtfully designed home blends style and function with bright open-concept living and modern finishes throughout. The main floor features 9'™ ceilings, Royal Design Sapphire luxury vinyl plank flooring, and a spacious kitchen with Elegant White quartz countertops, full-height shaker cabinets in Esteral, stainless steel appliances, a built-in microwave, a Blanco Silgranit Café sink, Boardwalk White matte backsplash, and a large island with seating and ample storage. At the front of the home, the living room is filled with natural light from large windows, creating a welcoming space that is ideal for both everyday living and entertaining. A half bath and stylish entryway complete this level.

Upstairs offers three bedrooms, two full bathrooms and a convenient laundry space. The primary suite includes a walk-in closet and a private ensuite with a double vanity. Two additional bedrooms and a full bath provide space for family or guests, and a hallway linen closet adds extra storage.

The basement includes rough-ins and plenty of open space. This home also features a side entry, 9'™ foundation, upgraded railing, a gas line to the kitchen range and a BBQ gas line outdoors.



Exterior details include a Craftsman-inspired elevation with stone accents, a concrete front landing and a double parking pad out back. Fireside is a vibrant community with two schools, extensive parks and pathways, and local shops and services. It also offers quick access to the Rocky Mountains, downtown Cochrane and an easy commute into Calgary. Area size was calculated by applying the RMS to the blueprints provided by the builder.

Built in 2025

Essential Information

MLS® #	A2256696
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,570
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	T4C 3H8

Amenities

Amenities	Park, Community Gardens
Parking Spaces	2

Parking	Parking Pad
---------	-------------

Interior

Interior Features	Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s), Bathroom Rough-in
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	60
Zoning	R-MX
HOA Fees	150
HOA Fees Freq.	ANN

Listing Details

Listing Office	LPT 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.