



**324 FIRESIDE Way, Cochrane T4C 3A9**

MLS®#: **A2195817** Area: **Fireside** Listing Date: **02/24/25** List Price: **\$730,000**  
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2021**  
Lot Information  
 Lot Sz Ar: **3,890 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,843**  
 Low Sqft:  
 Ttl Sqft: **1,843**

DOM

**-0**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **7**  
 Garage Sz: **4**

Access:

Lot Feat: **Back Lane,Back Yard,Underground Sprinklers**  
 Park Feat: **Alley Access,Double Garage Attached,Double Garage Detached,Driveway,Garage Faces Front,Garage Faces Rear,Off Street,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **ENERGY STAR Qualified Equipment,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Freezer,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer,Microwave Hood Fan**  
 Int Feat: **Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	12`1" x 10`9"
2pc Bathroom	Main	4`8" x 5`2"
Kitchen	Main	13`7" x 10`3"
Pantry	Main	8`7" x 5`10"
5pc Ensuite bath	Second	10`3" x 9`6"
Family Room	Second	17`11" x 16`0"

Room	Level	Dimensions
Foyer	Main	8`5" x 5`7"
Balcony	Main	11`3" x 9`11"
Living Room	Main	11`8" x 12`9"
4pc Bathroom	Second	8`8" x 5`0"
Bedroom	Second	10`9" x 9`6"
Laundry	Second	9`11" x 5`10"

Bedroom  
Walk-In Closet

Second  
Second

10`11" x 9`11"  
9`6" x 4`11"

Bedroom - Primary

Second

15`6" x 13`1"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

2011115

Zoning:  
**R-MX**

Remarks

Pub Rmks:

**Welcome to 324 Fireside Way — an Exceptional Former Show Home Discover this stunning 3-bedroom, 2.5 bathroom residence that perfectly blends modern design with functional living. Nestled in Cochrane's sought-after Fireside community, this home boasts premium upgrades, spacious open-plan living, and abundant natural light. Plus, enjoy a large double detached garage with additional RV parking at the rear, a rare find! Step inside to 1,843 sq. ft. of beautifully designed living space, featuring 9-foot ceilings on both the main floor and basement for an airy, inviting atmosphere. The open-concept kitchen is a chef's dream, complete with stainless steel appliances, upgraded granite countertops, and stylish lighting, perfect for cooking, entertaining, and everyday living. The upper level is complete with a sun-bathed bonus room and second 4-piece bathroom, 3 large bedrooms including the primary suite with an ensuite bathroom, large walk in closet, and a conveniently located laundry room. Outdoor gatherings are a breeze with a large back deck and a fully fenced yard, offering ample space for relaxation and recreation. Located in the heart of Fireside, this welcoming community on Cochrane's west side offers small-town charm with modern conveniences. Parks, playgrounds, schools, and shopping are all within reach, and downtown Calgary is just a 20-minute drive away. This home offers the perfect blend of contemporary amenities and small-town warmth. Don't miss your chance to call 324 Fireside Way home.**

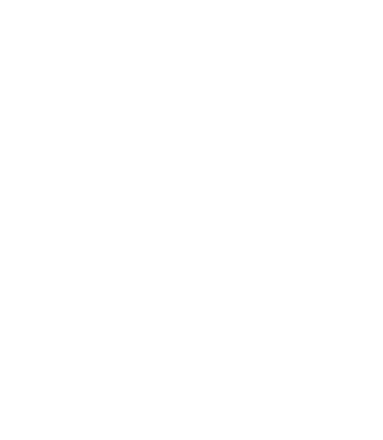
Inclusions:  
Property Listed By:

**N/A**  
**ROYAL LEPAGE SOLUTIONS**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



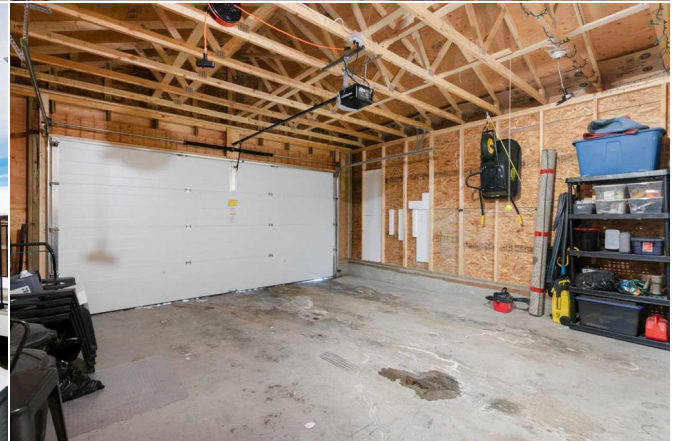
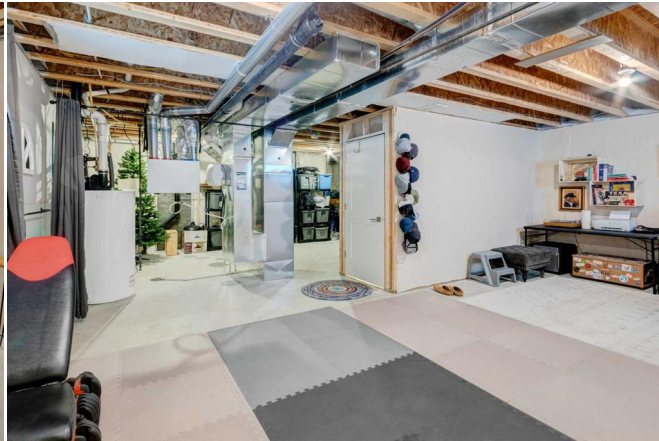












324 Fireside Way, Cochrane, AB

2nd Floor Exterior Area 1087.88 sq ft  
Interior Area 1011.03 sq ft



PREPARED: 2025/02/22



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 709.33 sq ft  
Interior Area 632.25 sq ft



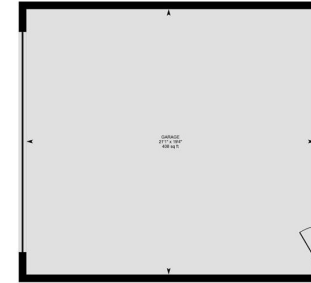
PREPARED: 2025/02/22



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Detached Garage Exterior Area 452.71 sq ft  
Interior Area 437.74 sq ft



PREPARED: 2025/02/22



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