

# \$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	Side by Side, 2 Storey
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	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Double Vanity, Separate Entrance
Appliances	Dishwasher, Microwave, Refrigerator, Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Yard, Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame, Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	October 24th, 2024
Days on Market	232
Zoning	TBD
HOA Fees	52
HOA Fees Freq.	ANN

**Listing Details**

Listing Office            Bode Platform Inc.

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