# \$649,900 - 64 Fireside Common, Cochrane

MLS® #A2254435

## \$649,900

4 Bedroom, 2.00 Bathroom, 2,021 sqft Residential on 0.08 Acres

Fireside, Cochrane, Alberta

Welcome to the Montay in Cochrane's Fireside community, offering 2,021 sq. ft. of living space with 4 bedrooms and 2.5 bathrooms. This home combines modern design with thoughtful upgrades that make day-to-day living easy.

The main floor is anchored by a bright, open kitchen with quartz countertops, shaker cabinetry in Mistral with ebony wipe, a Blanco Silgranit sink in coal black, and a Boardwalk white matte backsplash. The island adds both seating and workspace, while the walk-through pantry and mudroom provide smart storage solutions. The connected dining, living, and great room spaces create the perfect setting for gatherings.

Upstairs, the primary suite features a walk-in closet and private ensuite. Three additional bedrooms, a full bathroom, a versatile loft, and upper laundry complete the floor. Interior finishes include Cozy White luxury vinyl plank, Off Shore carpet, and an Origami White palette accented by fawn-stained railing.

This home is built with flexibility in mind, featuring a side entry with basement rough-ins, a 9' foundation, railing upgrades, and gas lines to both the range and BBQ. A double garage and rear lane access add convenience.

Fireside is one of Cochrane's most





connected communities, known for its schools, local shops, and endless pathways that weave through parks and natural spaces. It's a neighborhood designed for families and outdoor lifestyles, with quick access to Calgary and the mountains. Area size was calculated by applying the RMS to the blueprints provided by the builder.

#### Built in 2025

#### **Essential Information**

MLS® # A2254435 Price \$649,900

Bedrooms 4

Bathrooms 2.00

Full Baths 1
Half Baths 1

Square Footage 2,021 Acres 0.08 Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 64 Fireside Common

Subdivision Fireside City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 3H9

#### **Amenities**

Amenities Community Gardens, Park

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No

Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate

Entrance

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s)

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Exterior Entry, Unfinished

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Lane

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed September 5th, 2025

Days on Market 55

Zoning R-MX

HOA Fees 150

HOA Fees Freq. ANN

## **Listing Details**

Listing Office LPT Realty

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