

# \$684,980 - 168 Fireside Way, Cochrane

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MLS® #A2255245

**\$684,980**

4 Bedroom, 4.00 Bathroom, 1,588 sqft

Residential on 0.08 Acres

Fireside, Cochrane, Alberta

Welcome to 168 Fireside Way!

This cashflow-positive income property has excellent renters in place: the upper level at \$2,650/month and the legal suite at \$1,350/month, with most utilities paid by tenants.

The home features a heated double garage with parking pad, a full-width front veranda, and quartz countertops throughout all floors. The main level offers an open floor plan with 9'™ ceilings, a living room with fireplace, a gourmet galley kitchen with gas range, and a bright dining nook with 8'™ patio doors to a 16'™ x 10'™ deck with BBQ gas line. The mudroom includes built-in cabinetry, a large pantry, and a half bath.

Upstairs, the primary suite boasts wetland views, a double vanity ensuite, and a walk-in closet with built-ins. Two additional bedrooms, a full bath, laundry, and linen closet complete the level.

The legal basement suite offers a private entrance, full kitchen with quartz counters, in-suite laundry, large windows, a spacious bedroom, and a 4-pc bath with heated tile floors.

Extras include A/C, hot water on demand, community pathway access, schools, parks, nearby shops/restaurants, and just 7 minutes



to the Trans-Canada Highway for an easy commute into Calgary or out to the mountains.

Built in 2021

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2255245    |
| Price          | \$684,980   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,588       |
| Acres          | 0.08        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 168 Fireside Way  |
| Subdivision | Fireside          |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 2T1           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                                                  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Humidifier, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings |

|                 |                       |
|-----------------|-----------------------|
| Heating         | Central, Fireplace(s) |
| Cooling         | Central Air           |
| Fireplace       | Yes                   |
| # of Fireplaces | 1                     |
| Fireplaces      | Electric              |
| Has Basement    | Yes                   |
| Basement        | Finished, Full        |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Yard                       |
| Lot Description   | Back Lane, Back Yard               |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 10                   |
| Zoning         | R-MX                 |
| HOA Fees       | 75                   |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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