

\$649,900 - 80 Fireside Common, Cochrane

MLS® #A2258837

\$649,900

3 Bedroom, 3.00 Bathroom, 2,126 sqft

Residential on 0.08 Acres

Fireside, Cochrane, Alberta

Welcome to 80 Fireside Common, a beautifully designed new build in the welcoming community of Fireside, Cochrane. Offering 2,126 sq. ft. of thoughtfully planned living space, this home combines modern comfort with small-town charm.

The main floor features an open-concept design with 9â€™™ ceilings, a spacious great room anchored by a modern fireplace, and a chef-inspired kitchen complete with quartz countertops, a Blanco Silgranit sink, a walk-in pantry, and gas rough-ins for both the range and BBQ. The dining area flows seamlessly into the living space, while a versatile flex room and a practical mudroom enhance everyday function.

Upstairs, a bright bonus room provides a perfect gathering place. The primary suite is a private retreat with a large walk-in closet and an ensuite featuring dual sinks and a walk-in shower. Two additional bedrooms, each with their own walk-in closets, share a full bathroom, and the laundry room is conveniently located on this level.

The lower level is built on a 9â€™™ foundation and awaits your personal touch. Exterior details include a Craftsman-inspired elevation and a double attached garage offering plenty of parking and storage.

Living in Fireside means enjoying tree-lined



MAIN FLOOR
996 sq. ft.



SECOND FLOOR
1,130 sq. ft.

pathways, parks, playgrounds, and a true sense of community. Local schools, coffee shops, and everyday conveniences are just steps away, while downtown Cochrane is only minutes from your door. With the Rockies nearby and Calgary a short drive away, Fireside offers the best of both worlds: small-town connection with city access.

This brand-new home in Fireside is the perfect choice for families and anyone looking to enjoy both comfort and community in a sought-after location. *Builder measurements and completion dates are approximate and subject to change. Area size was calculated by applying the RMS to the blueprints provided by the builder.

Built in 2025

Essential Information

MLS® #	A2258837
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,126
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	80 Fireside Common
Subdivision	Fireside
City	Cochrane
County	Rocky View County

Province Alberta
Postal Code T4C 3J1

Amenities

Amenities Community Gardens, Park
Parking Spaces 4
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
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, Unfinished

Exterior

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

Additional Information

Date Listed September 22nd, 2025
Days on Market 27
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.