

# \$579,999 - 49 Fireside Bend, Cochrane

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MLS® #A2262492

## \$579,999

4 Bedroom, 4.00 Bathroom, 1,367 sqft

Residential on 0.08 Acres

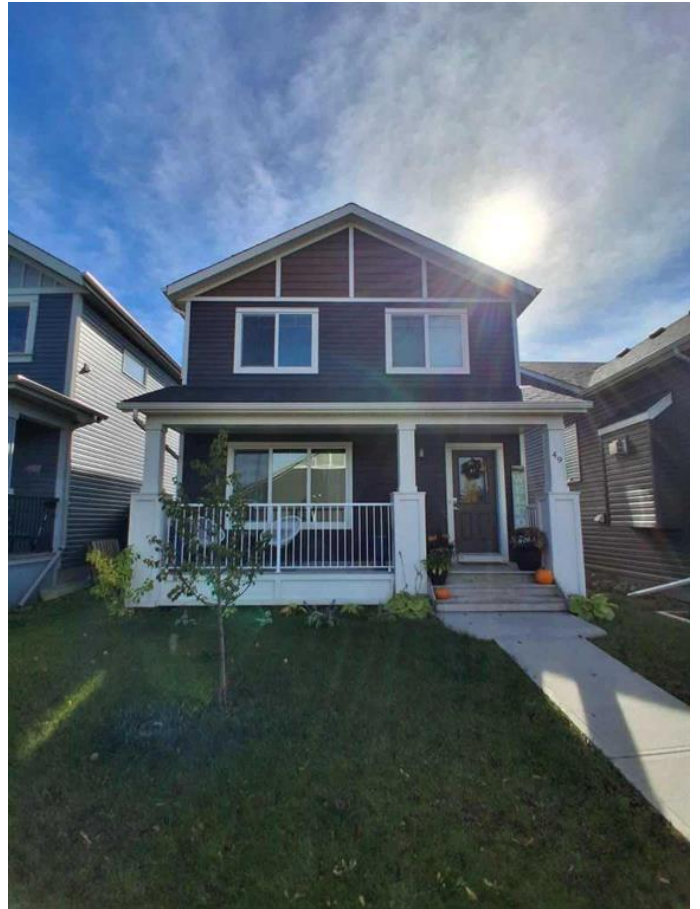
Fireside, Cochrane, Alberta

Extremely well-maintained and beautifully updated home on a quiet street, just steps to parks, walking paths, schools, and a skating rink. This 3+1 bedroom, 3.5 bathroom home offers over 2,000 sq ft of finished living space. The insulated, heated garage includes 220 V power and an automatic door opener. Enjoy your massive deck and fully fenced backyard oasis featuring a gazebo and above-ground pool. The covered front porch is perfect for morning coffee. The primary suite features a walk-in closet and relaxing soaker tub. The kitchen offers granite countertops, an island, pantry, garburator, and reverse-osmosis water filter. Bright open-concept living area with ceiling fans in all rooms. No front neighbors and plenty of street parking. Located in a family-friendly community with easy access to recreation, restaurants, and a short drive to the mountains.

Built in 2013

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2262492  |
| Price          | \$579,999 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,367     |
| Acres          | 0.08      |



|            |             |
|------------|-------------|
| Year Built | 2013        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 49 Fireside Bend  |
| Subdivision | Fireside          |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C0V6            |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | None                              |
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, In-Wiring |
| # of Garages   | 2                                 |
| Has Pool       | Yes                               |

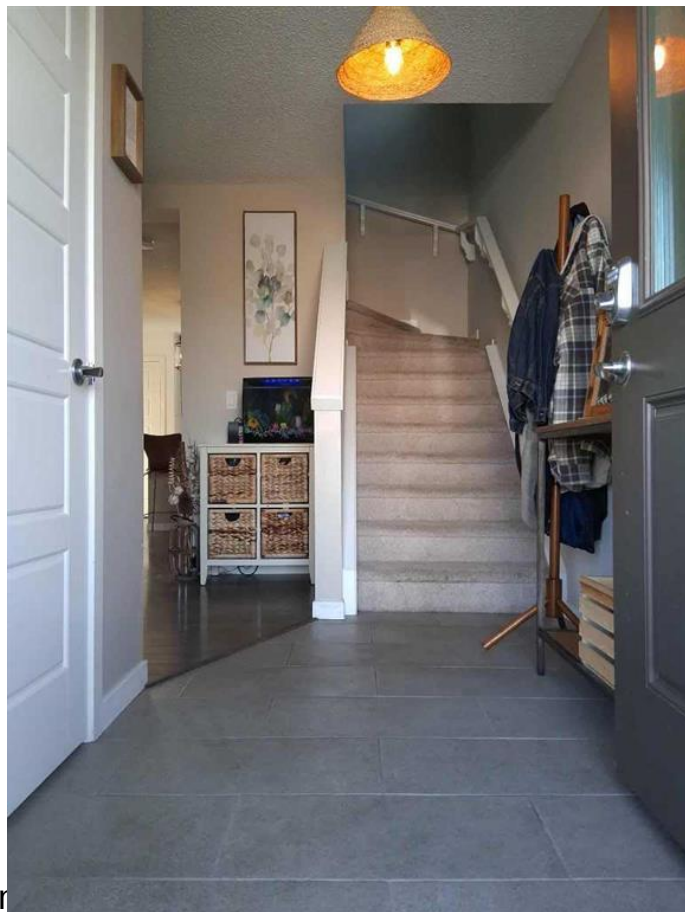
### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Smoking                                          |
| Appliances        | Dishwasher, Dryer, Electric Microwave, Microwave Hood, Water Distiller |
| Heating           | Forced Air, Natural Gas                                                |
| Cooling           | None                                                                   |
| Has Basement      | Yes                                                                    |
| Basement          | Finished, Full                                                         |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | None                  |
| Lot Description   | Back Lane, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Wood Frame            |
| Foundation        | Poured Concrete       |

### Additional Information



|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 14                |
| Zoning         | R-MX              |
| HOA Fees       | 79                |
| HOA Fees Freq. | ANN               |

### **Listing Details**

|                |         |
|----------------|---------|
| Listing Office | ComFree |
|----------------|---------|

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