

# \$559,900 - 259 Fireside Drive, Cochrane

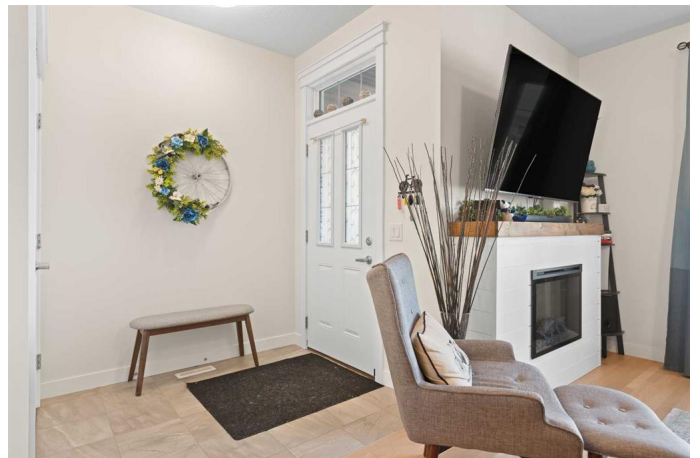
MLS® #A2212427

**\$559,900**

4 Bedroom, 3.00 Bathroom, 1,593 sqft  
Residential on 0.06 Acres

Fireside, Cochrane, Alberta

This is it! If you've been searching for a home that checks all the boxes – a spacious layout, oversized primary retreat, gorgeous 5-piece ensuite, finished basement, and a double detached garage – all in one of Cochrane's most family-friendly neighbourhoods – Fireside – your search ends here. This 4-bedroom, 2.5-bath NuVista-built home offers over 2,300 sq ft of total developed living space and is move-in ready with all the right features. Step into the bright and welcoming main floor, where hardwood floors lead you through a functional open-concept layout. The stylish kitchen is anchored by a large island and features stone countertops, stainless steel appliances, and upgraded cabinetry – all overlooking the dining area and living room with a cozy electric fireplace. Upstairs, the expansive primary suite easily fits a king bed and includes a giant walk-in closet and a beautifully appointed 5-piece ensuite with a soaker tub, dual sinks, and a separate shower. Two more bedrooms, a full 4-piece bath, and upstairs laundry complete the upper floor. The basement was finished with permits and adds excellent flexibility, featuring a large rec room, a fourth bedroom with walk-in closet, and two storage areas (one of which is roughed in to be finished as a bathroom). The south-facing backyard is fully fenced with a private deck and access to the detached double garage. Located just steps from Holy Spirit School, Fireside School, and Bullrush Park, you'll



enjoy walking paths, playgrounds, a year-round outdoor rink, fire pits, and more â€” all within your own community. Shops, restaurants, and quick access to Calgary or the mountains make this location ideal. Whether you're upsizing, investing, or buying your first home â€” this one truly has it all. Come see why Fireside is one of Cochraneâ€™s best communities!

Built in 2018

### Essential Information

MLS® #	A2212427
Price	\$559,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,593
Acres	0.06
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	259 Fireside Drive
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2L5

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached

# of Garages 2

### Interior

Interior Features Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Stone Counters, Storage, Vinyl Windows, Bathroom Rough-in, Recessed Lighting

Appliances Dishwasher, Dryer, Electric Range, Refrigerator, Washer

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Private Yard, Storage

Lot Description Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed April 16th, 2025

Days on Market 7

Zoning R-MX

HOA Fees 79

HOA Fees Freq. ANN

### Listing Details

Listing Office MaxWell Capital 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.