

# \$549,900 - 342 Fireside Boulevard, Cochrane

MLS® #A2203471

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,518 sqft  
Residential on 0.08 Acres

Fireside, Cochrane, Alberta

Discover the perfect blend of comfort, convenience, and investment potential in this immaculate 3-bedroom home nestled in the sought-after community of Fireside. With 57 acres of parks and pathways, two schools, and scenic wetlands, this neighborhood is ideal for families, professionals, and savvy investors alike. Tucked away in a quiet cul-de-sac, this home offers easy access to The Embers, where you'll find everyday essentials like medical clinics, a pharmacy, a barbershop, and popular spots like Tim Hortons and McDonald's—all just a short walk away! Step onto the west-facing front porch and picture yourself unwinding with a drink as you take in the breathtaking sunsets. Inside, the open-concept layout creates a welcoming atmosphere. The spacious living area features beautiful hardwood floors, while the generous dining space is perfect for hosting friends and family. The functional kitchen boasts granite countertops, an eat-up island, and views of the fully fenced backyard. A mudroom with built-in lockers keeps everything organized and clutter-free. Upstairs, the primary suite is a true retreat with a walk-in closet and a private ensuite featuring a walk-in shower and granite countertops. Two additional well-sized bedrooms ensure everyone has their own space, and the upper-level laundry adds extra convenience. A four-piece family bathroom completes the second floor. Outside, the property offers a large deck, low-maintenance landscaping, and a gravel parking pad for two



vehicles. Whether you're looking for your first home, a forever home, or a great investment property, this one checks all the boxes. Don't miss your chance to own this gem in Fireside—schedule your showing today!

Built in 2017

### Essential Information

MLS® #	A2203471
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,518
Acres	0.08
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	342 Fireside Boulevard
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Z3

### Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Breakfast Bar, Granite Counters, Open Floorplan, Pantry, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 18th, 2025
Days on Market	18
Zoning	R-MX
HOA Fees	53
HOA Fees Freq.	ANN

## Listing Details

Listing Office Century 21 Bamber Realty LTD.

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