

\$479,800 - 123 Fireside Parkway, Cochrane

MLS® #A2226196

\$479,800

3 Bedroom, 3.00 Bathroom, 1,385 sqft

Residential on 0.06 Acres

Fireside, Cochrane, Alberta

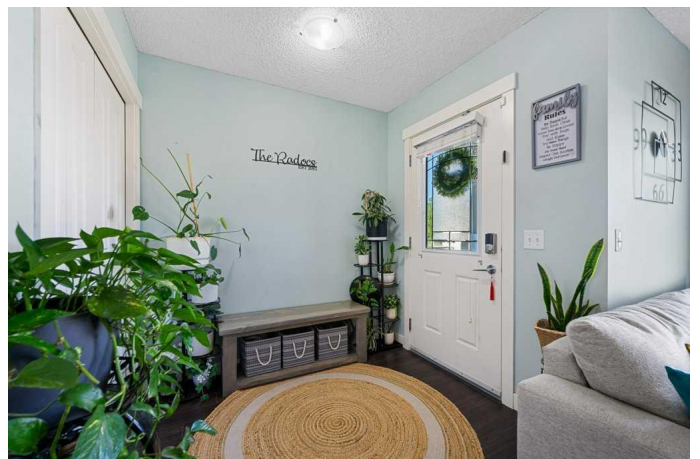
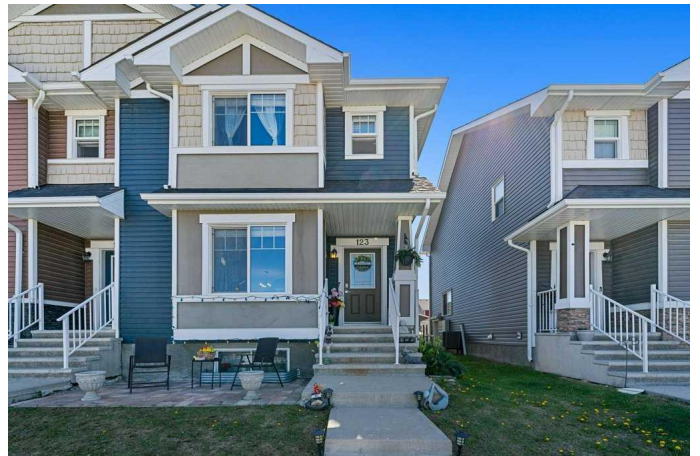
Welcome to 123 Fireside Parkway an upgraded, sun filled END UNIT with NO CONDO FEES in one of Cochrane's most sought after neighbourhoods! With over 1,384 sq. ft. of stylish living space, this 3 bedroom, 2.5 bathroom home is the perfect blend of modern design, everyday comfort, and unbeatable location.

Step inside and be greeted by a bright, open concept layout with large windows that flood the home with natural light. The kitchen features quartz countertops, pendant lighting, a large island, and generous cabinetry, perfect for entertaining or everyday living. There's a proper dining space and cozy living area, ideal for both relaxing and hosting.

Enjoy outdoor living in your fenced east facing yard complete with grass, a deck with pergola, and plenty of space to unwind or fire up the BBQ. Upstairs you'll find smart home upgrades like custom light fixtures and smart switches for added convenience.

As an END UNIT, privacy and sunlight are yours to enjoy. Plus, the unfinished basement (561 sq. ft.) offers future potential to create a space tailored to your lifestyle.

Location is everything right across from Fireside School (K-8) and Holy Spirit Catholic School (K-6), making mornings a breeze for families. The community of Fireside is rich in amenities including restaurants like Mama Mia Italian Kitchen and The Stump Tavern, plus Tim Hortons, McDonald's, a gas station, pharmacy, medical clinics, and



more, all within walking distance.
Outdoor lovers will love the 57 acres of parks and pathways, the NHL sized outdoor rink, and multiple access points that make commuting quick and easy. Fireside offers the perfect mix of small town charm and big time convenience.
This is your chance to own an exceptional home in a vibrant, family friendly community, check out the virtual tour and fall in love today!

Built in 2014

Essential Information

MLS® #	A2226196
Price	\$479,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,385
Acres	0.06
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	123 Fireside Parkway
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0V7

Amenities

Amenities	None
Parking Spaces	2

Parking	Off Street
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Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Kitchen Island
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	May 30th, 2025
Days on Market	5
Zoning	R-MD
HOA Fees	80
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.
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