

# \$544,900 - 97 Fireside Bend, Cochrane

MLS® #A2207171

**\$544,900**

3 Bedroom, 3.00 Bathroom, 1,507 sqft

Residential on 0.08 Acres

Fireside, Cochrane, Alberta

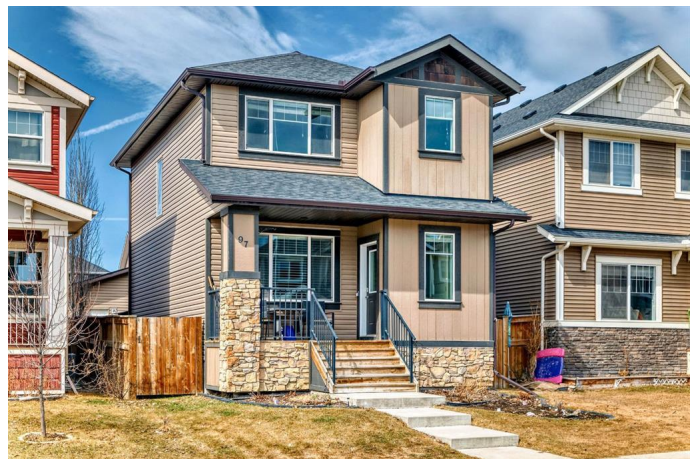
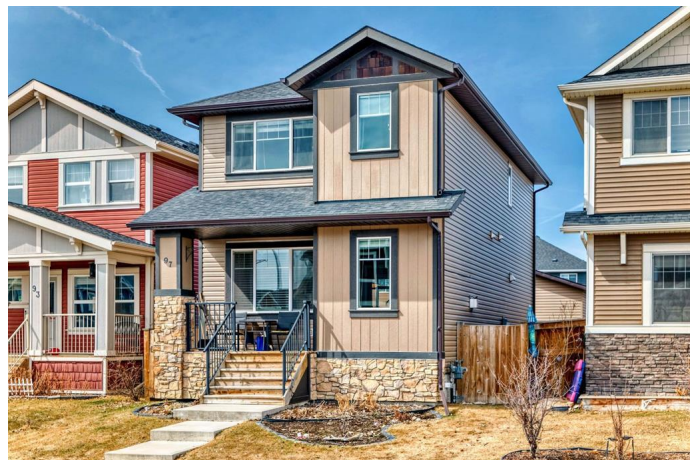
OPEN HOUSE JUNE 22 FROM 12-3PM!! This is it! Welcome to this beautifully maintained detached home in Fireside! Situated in a prime location, with schools located down the block, multiple parks and walking paths. Restaurants and amenities all within walking distance from your new home! Step inside and you'll find a warm and inviting living space with gorgeous GAS fireplace. A convenient POCKET DOOR separates the living room from the kitchen, offering both privacy and functionality when entertaining or relaxing. The kitchen features a large island and GRANITE countertops throughout, with plenty of cabinet space for all your kitchen gadgets! The LARGE mudroom was thoughtfully designed with built-in shelving, giving you plenty of storage space! Upstairs boasts 3 spacious bedrooms and a separate LAUNDRY ROOM for ultimate convenience! The backyard offers plenty of space for the kids to play, for you to garden or BBQ, and to enjoy the sunshine on your back patio! The OVERSIZED double car garage is a must see, and located on a PAVED alley! You won't want to miss out on this exceptional home! Come check out the open house on June 22!

Built in 2013

## Essential Information

MLS® #                   A2207171

Price                     \$544,900



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,507       |
| Acres          | 0.08        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 97 Fireside Bend  |
| Subdivision | Fireside          |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | t4c 0v5           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, Pantry, Walk-In Closet(s)                            |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                              |
|-----------------|------------------------------|
| Lot Description | Back Lane, Front Yard, Paved |
| Roof            | Asphalt Shingle              |
| Construction    | Vinyl Siding, Wood Frame     |
| Foundation      | Poured Concrete              |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 86               |
| Zoning         | R-MX             |
| HOA Fees       | 79               |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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