

\$524,900 - 239 Fireside Boulevard, Cochrane

MLS® #A2203196

\$524,900

4 Bedroom, 4.00 Bathroom, 1,455 sqft
Residential on 0.09 Acres

Fireside, Cochrane, Alberta

GREAT VALUE HERE! Detached 4 bedroom former show home with fully finished basement, and potential for a SUITE under \$525K! So many features here - nice open floor plan, large kitchen w/ huge island and eat up bar with overhead pendant lighting and stainless appliances, feature decor walls, and many extras, including central AIR CONDITIONING. The main floor living space is both bright and welcoming. Upstairs you will find three good sized bedrooms, including a primary bedroom with walk in closet and 4 pce ensuite. Another 4 pce bath rounds out this floor. There is a common entry / mud rm / laundry area at the back, that serves as a separate entrance for the lower level - super handy and convenient for a rental suite in the future. The lower area features a flexible living space, IKEA kitchenette, good sized bedroom, and storage. There is a nice sized back yard that is fenced on both sides, and the dbl garage footings and pad are already in! There is available parking for three vehicles at the back. A gas line for a BBQ (included) is a plus! Market rents in the area dictate a legal basement suite fetches \$1300 - \$1400/mo. Potential for flexible possession. Don't delay - it won't be around long.



Built in 2013

Essential Information

MLS® #

A2203196

| | |
|----------------|-------------|
| Price | \$524,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,455 |
| Acres | 0.09 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 239 Fireside Boulevard |
| Subdivision | Fireside |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 0V6 |

Amenities

| | |
|----------------|------------------|
| Amenities | Park, Playground |
| Parking Spaces | 3 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Kitchen Island, Open Floorplan, Walk-In Closet(s), Separate Entrance |
| Appliances | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating | Central, Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full, Suite |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Yard |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped |
| Roof | Asphalt Shingle |

| | |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 15th, 2025 |
| Days on Market | 19 |
| Zoning | R-MX |
| HOA Fees | 81 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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