

**351 Fireside Drive  
Cochrane, Alberta**

**MLS # A2254442**



**\$514,900**

|                  |                                 |               |                  |
|------------------|---------------------------------|---------------|------------------|
| <b>Division:</b> | Fireside                        |               |                  |
| <b>Type:</b>     | Residential/Duplex              |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                  |
| <b>Size:</b>     | 1,528 sq.ft.                    | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                               | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Parking Pad                     |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                       |               |                  |
| <b>Lot Feat:</b> | Back Lane, Rectangular Lot      |               |                  |

|                    |                                                                                                                     |                   |      |
|--------------------|---------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                                          | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Tile, Vinyl, Vinyl Plank                                                                                    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                     | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Separate/Exterior Entry, Unfinished                                                                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                            | <b>Zoning:</b>    | R-MX |
| <b>Foundation:</b> | Poured Concrete                                                                                                     | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bathroom Rough-in, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance |                   |      |

**Inclusions:** Refrigerator, Stove, Range Hood, Dishwasher, Built in Microwave

Welcome to the Luna model in Cochrane's Fireside community, offering 1,528 sq. ft. with 3 bedrooms and 2.5 bathrooms. The main floor is designed with an open layout that connects the great room, dining area, and kitchen. In the kitchen you'll find quartz countertops, Chantilly Lace shaker cabinetry, a Blanco Silgranit sink in Truffle, Boardwalk matte white backsplash, and a Mistral island that provides both workspace and seating. Upstairs, the primary bedroom includes a walk-in closet and ensuite. Two additional bedrooms, a full bathroom, and upper-level laundry complete this floor. Interior finishes include maple-stained railing with nickel spindles, Cozy White luxury vinyl plank, Off Shore carpet, and Micabella LVT. This home includes a side entry with basement rough-ins, a ' foundation, and gas lines to the range and BBQ. A gravel parking pad is also included. Fireside is a well-established Cochrane community with two schools, nearby shops and services, playgrounds, and an extensive pathway system. It also offers quick access to Highway 22 for commuting into Calgary or exploring the mountains. Photos are representative, colours and finishes may vary. \*Area size was calculated by applying the RMS to the blueprints provided by the builder.