

\$649,900 - 64 Fireside Common, Cochrane

MLS® #A2254435

\$649,900

4 Bedroom, 2.00 Bathroom, 2,021 sqft
Residential on 0.08 Acres

Fireside, Cochrane, Alberta

Welcome to the Montay in Cochrane's™
Fireside community, offering 2,021 sq. ft. of
living space with 4 bedrooms and 2.5
bathrooms. This home combines modern
design with thoughtful upgrades that make
day-to-day living easy.

The main floor is anchored by a bright, open
kitchen with quartz countertops, shaker
cabinetry in Mistral with ebony wipe, a Blanco
Silgranit sink in coal black, and a Boardwalk
white matte backsplash. The island adds both
seating and workspace, while the walk-through
pantry and mudroom provide smart storage
solutions. The connected dining, living, and
great room spaces create the perfect setting
for gatherings.

Upstairs, the primary suite features a walk-in
closet and private ensuite. Three additional
bedrooms, a full bathroom, a versatile loft, and
upper laundry complete the floor. Interior
finishes include Cozy White luxury vinyl plank,
Off Shore carpet, and an Origami White
palette accented by fawn-stained railing.

This home is built with flexibility in mind,
featuring a side entry with basement rough-ins,
a 9'™ foundation, railing upgrades, and gas
lines to both the range and BBQ. A double
garage and rear lane access add
convenience.

Fireside is one of Cochrane's™ most



connected communities, known for its schools, local shops, and endless pathways that weave through parks and natural spaces. It's a neighborhood designed for families and outdoor lifestyles, with quick access to Calgary and the mountains. Area size was calculated by applying the RMS to the blueprints provided by the builder.

Built in 2025

Essential Information

MLS® #	A2254435
Price	\$649,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	2,021
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	64 Fireside Common
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3H9

Amenities

Amenities	Community Gardens, Park
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	64
Zoning	R-MX
HOA Fees	150
HOA Fees Freq.	ANN

Listing Details

Listing Office	LPT Realty
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