

# \$469,900 - 290 Fireside Drive, Cochrane

MLS® #A2269858

**\$469,900**

3 Bedroom, 3.00 Bathroom, 1,384 sqft  
Residential on 0.07 Acres

Fireside, Cochrane, Alberta

\*\*\* OPEN HOUSE Sunday November 9, 2025  
1pm - 4pm \*\*\* Welcome to this fantastic opportunity in the desirable community of Fireside in Cochrane. If you appreciate quick access to the mountains and a home that truly stands out, then this is the place for you.

This 3-bedroom townhouse offers a unique advantage: NO CONDO FEE. As an END UNIT, it benefits from an abundance of natural light streaming in from the side. The generous lot, over 25 FEET WIDE, provides the potential to build a double garage—a rare find compared to other units with narrower lots.

The main floor is perfect for a growing family, featuring a south-facing living room and an open-concept layout for the dining and kitchen areas. The kitchen is a true highlight with its modern design, including a large quartz island, a sleek backsplash, and white cabinets. A Samsung appliance package adds both style and convenience.

Upstairs, you'll find a spacious master bedroom complete with a 3-piece ensuite and a walk-in closet. Two additional well-proportioned bedrooms are ideal for children or guests. A 4-piece bathroom, linen storage, and a conveniently located SECOND-FLOOR LAUNDRY room complete the upper level.

This home feels and shows like new, offering



the perfect blend of modern living and family-friendly practicality.

Built in 2017

### Essential Information

MLS® #	A2269858
Price	\$469,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,384
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	290 Fireside Drive
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2L6

### Amenities

Amenities	Recreation Facilities, Community Gardens
Parking Spaces	3
Parking	Off Street, Parking Pad, RV Access/Parking

### Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 8th, 2025
Zoning	R-MX
HOA Fees	79
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	J Capital Realty
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.