

# \$539,900 - 376 Fireside Drive, Cochrane

MLS® #A2216704

## \$539,900

3 Bedroom, 3.00 Bathroom, 1,813 sqft  
Residential on 0.06 Acres

Fireside, Cochrane, Alberta

Welcome to the Sawyer by Genesis Builder Group—a stylish and thoughtfully designed 3-bedroom, 2.5-bath duplex that blends comfort and functionality. This home features an open-concept main floor with 9-foot ceilings, upgraded light fixtures, and a spacious kitchen complete with a central island, pantry, and gas line to the range—perfect for both daily living and entertaining. A main floor flex room adds versatility, while elegant railings and an open-to-below staircase create a striking visual flow between levels. Upstairs, enjoy the convenience of a bonus room, laundry room, and a luxurious primary ensuite with a double vanity. Additional highlights include a two-car rear parking pad, gas line to the BBQ, and side entry with basement rough-ins for potential future development—all set on a 9-foot foundation for added space and potential. Photos are representative.



Built in 2025

## Essential Information

MLS® #	A2216704
Price	\$539,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,813

Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	376 Fireside Drive
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0R2

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	53

Zoning	TBD
HOA Fees	79
HOA Fees Freq.	ANN
<b>Listing Details</b>	
Listing Office	Bode Platform Inc.



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