

# \$809,900 - 32 Fireside Link, Cochrane

MLS® #A2205171

**\$809,900**

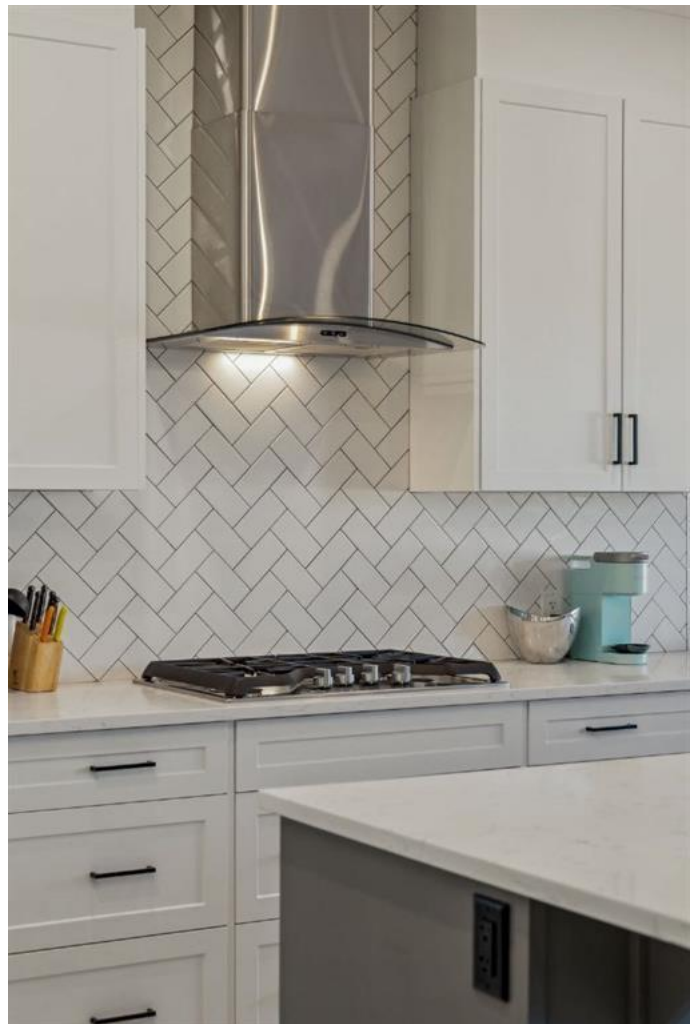
5 Bedroom, 4.00 Bathroom, 2,135 sqft  
Residential on 0.09 Acres

Fireside, Cochrane, Alberta

**OPEN HOUSE SATURDAY 1PM - 3PM\*\***

Welcome to this beautifully designed home in the sought-after community of Fireside! This home is just minutes away from the school, making it super convenient to send the kids off right from the front door! As you walk in, this home features OPEN-CONCEPT living on the main floor with LUXURY VINYL PLANK FLOORING. The bright living space is highlighted by LARGE WINDOWS and a cozy GAS FIREPLACE with a mantle and STONE SURROUND. The kitchen boasts WHITE CABINETRY, a stylish herringbone tile backsplash, an ISLAND with WHITE QUARTZ COUNTERTOPS, a BREAKFAST BAR, and a CORNER PANTRY. A custom MUDROOM with BUILT-IN LOCKERS, cabinetry, and GRANITE COUNTERS adds function and style.

Step outside from the dining room onto your spacious COMPOSITE DECK spanning the back of the home with PRIVACY WALLS. Enjoy the EAST FACING BACKYARD with BACK LANE ACCESS. Upstairs, you'll find FOUR BEDROOMS UP, including the primary bedroom with a luxurious 5-piece ENSUITE featuring a SOAKING TUB, GLASS-SURROUND SHOWER, DUAL VANITY, and a WALK-IN CLOSET. A BONUS ROOM that provides additional family space, and a KIDS WING with THREE EXTRA BEDROOMS, and a MAIN bathroom for the kids to share with DUAL SINKS, and a combo



tub and shower thats separated off for privacy and functionality.

The FULLY FINISHED BASEMENT offers 9â€™™ CEILINGS, LUXURY VINYL PLANK FLOORING, a large REC ROOM for entertaining or a home gym, a fifth bedroom with SOUND DAMPENING, and a 3-piece bathroom with a GLASS-DOOR SHOWER. The OVERSIZED DOUBLE ATTACHED GARAGE includes BIKE RACKS and is ROUGHED-IN for HEATING. Plus, enjoy CENTRAL AIR-CONDITIONING for year-round comfort!

This home is a must-seeâ€™”schedule your viewing today!

Built in 2021

### Essential Information

MLS® #	A2205171
Price	\$809,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,135
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	32 Fireside Link
Subdivision	Fireside
City	Cochrane
County	Rocky View County

Province Alberta  
Postal Code T4C 2T1

### Amenities

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Stone

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features None

Lot Description Back Lane, Back Yard, Landscaped

Roof Asphalt

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed March 25th, 2025

Days on Market 11

Zoning R-MX

### Listing Details

Listing Office eXp 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.