

# \$679,900 - 80 Fireside Common, Cochrane

MLS® #A2258837

**\$679,900**

3 Bedroom, 3.00 Bathroom, 2,126 sqft

Single Family on 0.08 Acres



Fireside, Cochrane, Alberta

Welcome to 80 Fireside Common, a beautifully designed new build in the welcoming community of Fireside, Cochrane. Offering 2,126 sq. ft. of thoughtfully planned living space, this home combines modern comfort with small-town charm. The main floor features an open-concept design with 9'™ ceilings, a spacious great room anchored by a modern fireplace, and a chef-inspired kitchen complete with quartz countertops, a Blanco Silgranit sink, a walk-in pantry, and gas rough-ins for both the range and BBQ. The dining area flows seamlessly into the living space, while a versatile flex room and a practical mudroom enhance everyday function. Upstairs, a bright bonus room provides a perfect gathering place. The primary suite is a private retreat with a large walk-in closet and an ensuite featuring dual sinks and a walk-in shower. Two additional bedrooms, each with their own walk-in closets, share a full bathroom, and the laundry room is conveniently located on this level. The lower level is built on a 9'™ foundation and awaits your personal touch. Exterior details include a Craftsman-inspired elevation and a double attached garage offering plenty of parking and storage. Living in Fireside means enjoying tree-lined pathways, parks, playgrounds, and a true sense of community. Local schools, coffee shops, and everyday conveniences are just steps away, while downtown Cochrane is only minutes from your door. With the Rockies nearby and Calgary a short drive away, Fireside offers the



**MAIN FLOOR**  
996 sq. ft.



**SECOND FLOOR**  
1,130 sq. ft.

best of both worlds: small-town connection with city access. This brand-new home in Fireside is the perfect choice for families and anyone looking to enjoy both comfort and community in a sought-after location. \*Builder measurements and completion dates are approximate and subject to change. Area size was calculated by applying the RMS to the blueprints provided by the builder. (id:6289)

Built in 2025

**Essential Information**

Listing #	A2258837
Price	\$679,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,126
Acres	0.08
Year Built	2025
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	80 Fireside Common
Subdivision	Fireside
City	Cochrane
Province	Alberta
Postal Code	T4C3J1

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, No Animal Home, No Smoking Home, Gas BBQ Hookup, Parking
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

**Interior**

Appliances	Refrigerator, Dishwasher, Stove
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

### Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	LPT Realty
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