

# \$524,900 - 239 Fireside Boulevard, Cochrane

MLS® #A2203196

**\$524,900**

4 Bedroom, 4.00 Bathroom, 1,455 sqft

Residential on 0.09 Acres

Fireside, Cochrane, Alberta

GREAT VALUE HERE! Detached 4 bedroom former show home with fully finished basement, and potential for a SUITE under \$525K! So many features here - nice open floor plan, large kitchen w/ huge island and eat up bar with overhead pendant lighting and stainless appliances, feature decor walls, and many extras, including central AIR CONDITIONING. The main floor living space is both bright and welcoming. Upstairs you will find three good sized bedrooms, including a primary bedroom with walk in closet and 4 pce ensuite. Another 4 pce bath rounds out this floor. There is a common entry / mud rm / laundry area at the back, that serves as a separate entrance for the lower level - super handy and convenient for a rental suite in the future. The lower area features a flexible living space, IKEA kitchenette, good sized bedroom, and storage. There is a nice sized back yard that is fenced on both sides, and the dbl garage footings and pad are already in! There is available parking for three vehicles at the back. A gas line for a BBQ (included) is a plus! Market rents in the area dictate a legal basement suite fetches \$1300 - \$1400/mo. Potential for flexible possession. Don't delay - it won't be around long.



Built in 2013

## Essential Information

MLS® #

A2203196

Price	\$524,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,455
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	239 Fireside Boulevard
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0V6

### **Amenities**

Amenities	Park, Playground
Parking Spaces	3
Parking	Parking Pad

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Walk-In Closet(s), Separate Entrance
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 15th, 2025
Days on Market	18
Zoning	R-MX
HOA Fees	81
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.