

\$455,000 - 84 Fireside Way, Cochrane

MLS® #A2265406

\$455,000

3 Bedroom, 3.00 Bathroom, 1,272 sqft

Residential on 0.06 Acres

Fireside, Cochrane, Alberta

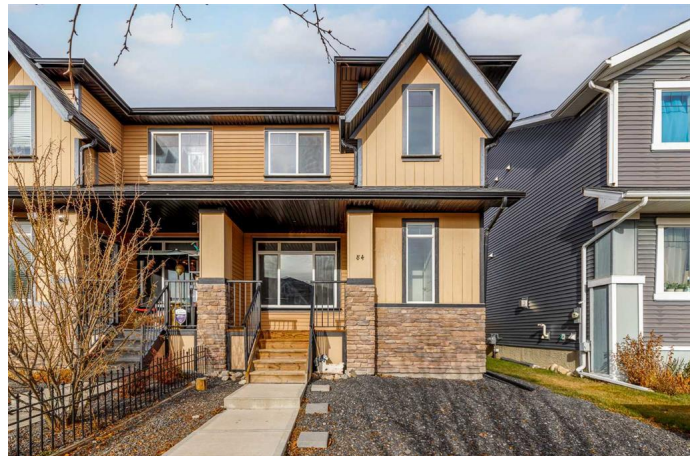
**BEST VALUE DUPLEX IN COCHRANE -
LOW MAINTENANCE YARD/MOVE IN
READY/IMMEDIATE**

POSSESSION/LOCATION - This inviting home in Fireside is ready for quick possession, just in time to celebrate the holidays in your new home!

Perfect for first-time buyers, growing families, a rental property or anyone looking for an easy commute to Calgary, this home checks every box. Enjoy no condo fees, a landscaped and fenced backyard with a storage shed, and back alley access for added convenience. Inside, you'll find a freshly painted interior, cozy gas fireplace, and hardwood floors that create a warm, welcoming atmosphere. The bright, functional layout offers three bedrooms and two full bathrooms upstairs, providing plenty of space for everyone.

The basement awaits your ideas, whether you're dreaming of a family rec room, gym, or guest suite. It's ready for your personal touch, offering space to expand and build equity.

Located within walking distance to Fireside School (K-8), and just steps from shops, restaurants, medical offices, and the veterinary clinic, everything you need is right here. Plus, with Southbow Landing's future amenities on the way, this is a smart investment in one of Cochrane's most desirable communities. Don't wait, homes like this don't last long. Book your showing today and move in before the holidays!



Built in 2011

Essential Information

MLS® #	A2265406
Price	\$455,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,272
Acres	0.06
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	84 Fireside Way
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0R1

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Built-in Features, Kitchen Island, Laminate Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Fire Pit, Barbecue
Lot Description	Back Lane, Back Yard, Front Yard, City Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 4th, 2025
Days on Market	15
Zoning	R-MX
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	Coldwell Banker United
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