

# \$599,900 - 126 Fireside Bend, Cochrane

MLS® #A2211633

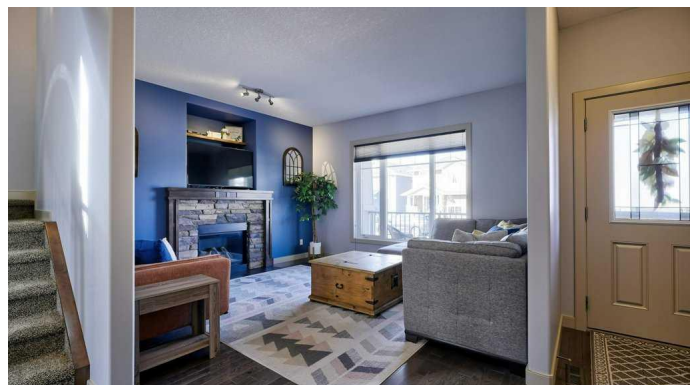
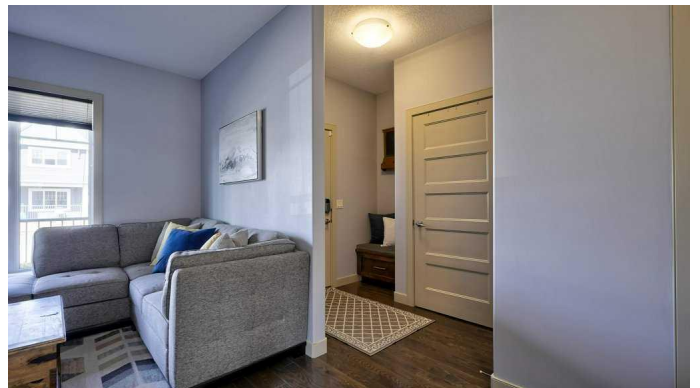
**\$599,900**

4 Bedroom, 4.00 Bathroom, 1,774 sqft

Residential on 0.08 Acres

Fireside, Cochrane, Alberta

Welcome to this beautifully fully developed detached home in the sought-after community of Fireside—where comfort, functionality, and family-focused living come together seamlessly. From the moment you arrive, you™re greeted by a charming front porch, perfect for enjoying evening sunsets and neighborhood views. Step inside to a warm and inviting front living room, centered around a cozy focal fireplace, creating the ideal space to gather and unwind. The main floor also features a private home office, a convenient 2-piece powder room, and a spacious kitchen designed with the home chef in mind. Enjoy granite countertops, stainless steel appliances, a corner pantry, and an abundance of prep space—including a gas line to the stove for culinary flexibility. Directly off the kitchen is a large dining area perfect for hosting and everyday life. Upstairs, the king-sized primary suite boasts a large walk-in closet and a spa-like 5-piece ensuite. Two additional generously sized bedrooms, a bright 4-piece main bath, and a show-stopping laundry room complete the upper level—featuring a custom wood countertop and extra built-in storage. The permitted lower level is perfect for growing families or entertaining guests. It includes a huge family room, massive 4th bedroom, full 3-piece bathroom, and separate storage rooms. Thoughtful upgrades like acoustic insulation and Corefloor waterproof membrane add comfort, durability, and peace of mind. Out back, a sunny yard offers plenty of space



for outdoor living, complete with a gas line to the garageâ€”perfect for future heating or workshop potential. The upper deck with new composite decking just last year provides a great vantage point for entertaining, while ample storage underneath keeps things tidy and accessible. A lower-level patio offers a private retreat, ideal for cozying up around the fire table. Additional upgrades include weeping tile installation around the entire back of the house and along the front and sides of the garage, ensuring peace of mind and long-term durability. From top to bottom, this outdoor space blends comfort, practicality, and style for every season. Thoughtfully designed, this family-friendly community boasts over 60 acres of parks, wetlands, and green spaces. Enjoy year-round outdoor fun with a hockey rink, toboggan hill, soccer fields, baseball diamonds, and a community garden. Local amenities are just a short walk away at the Embers commercial hub, where you can grab your morning coffee or shop locally. Fireside is home to Fireside School (Kâ€”8) and a Catholic elementary school, fostering strong educational roots. Itâ€™s a neighborhood with community spirit like no otherâ€”a place where families truly feel at home. Open House Sat and Sun 2-4 pm.

Built in 2013

**Essential Information**

MLS® #	A2211633
Price	\$599,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,774
Acres	0.08
Year Built	2013

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	126 Fireside Bend
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0V5

### Amenities

Amenities	Other, Park, Playground
Parking Spaces	1
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Granite Counters, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting, Wetlands
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	2
Zoning	R-MX
HOA Fees	79
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Broker
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