

# \$594,999 - 263 Fireside Boulevard, Cochrane

MLS® #A2210601

## \$594,999

3 Bedroom, 3.00 Bathroom, 1,672 sqft

Residential on 0.09 Acres

Fireside, Cochrane, Alberta

Welcome to this beautiful home! The spacious living area is complemented by granite countertops in the kitchen, offering both style and functionality for your culinary adventures. There are high ceilings throughout the home and a vaulted ceiling in the primary bedroom. As a previous show home, this home has extra features throughout. Enjoy a fully fenced in backyard with a double car garage.

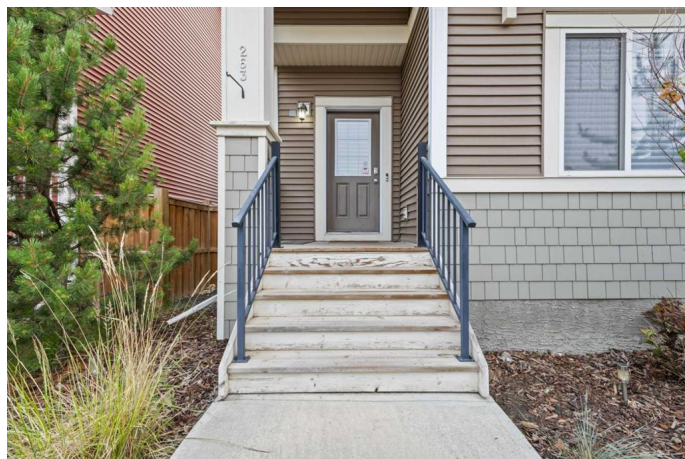
Built in 2013

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2210601    |
| Price          | \$594,999   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,672       |
| Acres          | 0.09        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 263 Fireside Boulevard |
| Subdivision | Fireside               |



|             |                   |
|-------------|-------------------|
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C0V6            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings                            |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Window Coverings |
| Heating           | Forced Air, Natural Gas                                    |
| Cooling           | Central Air                                                |
| Fireplace         | Yes                                                        |
| # of Fireplaces   | 1                                                          |
| Fireplaces        | Gas                                                        |
| Has Basement      | Yes                                                        |
| Basement          | Full, Unfinished                                           |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Back Lane                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 8                |
| Zoning         | R-2              |

### Listing Details

|                |                                                         |
|----------------|---------------------------------------------------------|
| Listing Office | Kidder & Company Real Estate & Property Management Ltd. |
|----------------|---------------------------------------------------------|

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