

# \$539,900 - 376 Fireside Drive, Cochrane

MLS® #A2216704

## \$539,900

3 Bedroom, 3.00 Bathroom, 1,813 sqft  
Residential on 0.06 Acres

Fireside, Cochrane, Alberta

Welcome to the Sawyer by Genesis Builder Group—a stylish and thoughtfully designed 3-bedroom, 2.5-bath duplex that blends comfort and functionality. This home features an open-concept main floor with 9-foot ceilings, upgraded light fixtures, and a spacious kitchen complete with a central island, pantry, and gas line to the range—perfect for both daily living and entertaining. A main floor flex room adds versatility, while elegant railings and an open-to-below staircase create a striking visual flow between levels. Upstairs, enjoy the convenience of a bonus room, laundry room, and a luxurious primary ensuite with a double vanity. Additional highlights include a two-car rear parking pad, gas line to the BBQ, and side entry with basement rough-ins for potential future development—all set on a 9-foot foundation for added space and potential. Photos are representative.



Built in 2025

### Essential Information

MLS® #	A2216704
Price	\$539,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,813

Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	376 Fireside Drive
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0R2

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	7

Zoning	TBD
HOA Fees	79
HOA Fees Freq.	ANN
<b>Listing Details</b>	
Listing Office	Bode Platform Inc.



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