

# \$639,999 - 75 Fireside Crescent, Cochrane

MLS® #A2247970

**\$639,999**

3 Bedroom, 3.00 Bathroom, 2,148 sqft

Residential on 0.07 Acres

Fireside, Cochrane, Alberta

Price Reduction- Great Value! Built in 2017, Fantastic Floor Plan, Unreal South-Facing Views! Secluded in the southern Cochrane community of Fireside, this immense side-by-side has everything you need. The floor plan & location are amazing, with views of a wide-reaching pasture reserve that truly need to be seen in person to be appreciated. This home stands at a brilliant 2,148 square feet above grade & offers a ton of classy-comfortable features like: A/C for hot days, a gas fireplace for a warming ambience, multiple large Triple Pane windows that frame great outdoor sight lines, a built-in wall oven & microwave for hosting family dinners, an induction cooktop for elegant cooking, a 5-piece ensuite bathroom retreat for relaxation, a stamped concrete patio to enjoy the outdoors + plenty more! Vinyl plank flooring flows throughout the main floor kitchen, family room & dining area. The upper bonus room is a great in-between section of the house that provides separation from the main floor to the upper bedrooms. The 861 square foot basement is untarnished & ready for you to create your own space + add even more value to this already awesome home. Fully developed, this property would offer nearly 3,000 square feet! This is a prime location with easy access to the mountains, Calgary, shopping amenities & Public/Catholic schools. It's safe to say it's easier to appreciate everything this house has to offer in person. Come take a look!



Built in 2017

## Essential Information

MLS® #	A2247970
Price	\$639,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,148
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Active

## Community Information

Address	75 Fireside Crescent
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2L4

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Induction Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard, Barbecue
Lot Description	Back Yard, No Neighbours Behind, Pasture, Private, Views, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 13th, 2025
Days on Market	25
Zoning	R-MX

## Listing Details

Listing Office	Century 21 Foothills Real Estate
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