



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**380 Fireside Drive
Cochrane, Alberta**

MLS # A2258678



\$519,900

Division:	Fireside		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,557 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Range Hood, Dishwasher, Built in Microwave

Welcome to 380 Fireside Drive, a newly built two-storey duplex in the family-friendly community of Fireside, Cochrane. This thoughtfully designed home blends style and function with bright open-concept living and modern finishes throughout. The main floor features 9' ceilings, luxury vinyl plank flooring in a warm mocha tone, and a spacious kitchen with quartz countertops in Polaire, full-height ebony shaker cabinetry, stainless steel appliances, a built-in microwave, and a large island with seating and ample storage. At the front of the home, the living room is filled with natural light, creating a welcoming space that is ideal for both everyday living and entertaining. A half bath and stylish entryway complete this level. Upstairs offers three bedrooms, two full bathrooms and a convenient laundry space. The primary suite includes a walk-in closet and a private ensuite with a double vanity. Two additional bedrooms and a full bath provide space for family or guests, and a hallway linen closet adds extra storage. The basement includes rough-ins and plenty of open space. This home also features a side entry, 9' foundation, upgraded railing, a gas line to the kitchen range, and a BBQ gas line outdoors. Exterior details include a Craftsman-inspired elevation with stone accents, a concrete front landing and a double parking pad out back. Fireside is a vibrant community with two schools, extensive parks and pathways, and local shops and services. It also offers quick access to the Rocky Mountains, downtown Cochrane and an easy commute into Calgary. Area size was calculated by applying the RMS to the blueprints provided by the builder. Photos are representative, colors and finishes may vary.