



**203 Fireside Parkway  
Cochrane, Alberta**

**MLS # A2296249**



**\$429,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Fireside  |               |                   |
| <b>Type:</b>     | Residential/Five Plus                             |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,368 sq.ft.                                      | <b>Age:</b>   | 2014 (12 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 2 half   |
| <b>Garage:</b>   | Off Street, Parking Pad                           |               |                   |
| <b>Lot Size:</b> | 0.05 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Rectangular Lot |               |                   |

|                    |                                  |                   |      |
|--------------------|----------------------------------|-------------------|------|
| <b>Heating:</b>    | Central, Forced Air, Natural Gas | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum       | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame         | <b>Zoning:</b>    | R-MD |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar                    |                   |      |

**Inclusions:** N/A

If you've been looking for an affordable, move-in-ready home in one of Cochrane's most family-friendly neighbourhoods — this one deserves a look. Located directly across from two schools and just minutes from all the great amenities Fireside has to offer, this 3-bedroom, 2 full bath, 2 half bath FREEHOLD TOWNHOUSE (no condo fees!) is the perfect fit for a young family, first-time buyer, or investor looking for a solid opportunity. Step inside and you'll immediately notice the bright, open floor plan that makes everyday living feel comfortable and easy. The island kitchen features stainless steel appliances, plenty of cabinet space, and a layout that flows perfectly into the main living and dining area — ideal for both busy mornings and relaxed evenings at home. Upstairs offers three bedrooms, including a spacious primary suite with its own private 3-piece ensuite and walk in closet. The second full 4-piece bathroom upstairs makes this layout especially practical for families or guests. The fully developed basement adds even more usable space, complete with an additional 2-piece bathroom — perfect for a rec room, play area, home office, or media space. Out back, you'll find a fenced yard with a two-tiered deck that's ready for summer evenings, plus a convenient parking pad off the back lane. This home is currently rented to a great tenant, making it an excellent option for investors. Immediate possession is available if assuming the tenant, or possession can be arranged for June 1 if you're planning to move in yourself. In excellent condition, in a fantastic location, and offering great value — this is the kind of home that doesn't stay on the market for long. Come take a look and see why so many families love calling Fireside home.