

**307 Fireside Drive
Cochrane, Alberta**

MLS # A2237800

\$529,900



Division:	Fireside		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,500 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

Discover the Eton, a move-in ready home in Fireside of Cochrane with 1,500 sq ft of stylish living space. Urban mountain inspired architecture, features Hardie board siding, black-framed windows, and an open-concept layout with luxury vinyl plank flooring. The rear-facing kitchen connects seamlessly to the backyard and includes Satin Steel cabinetry with black accents, quartz countertops, Samsung stainless steel appliances, a chimney hood fan, a large island, and a picture window above the granite sink. A functional back entry and walk-in pantry add convenience, while the front-facing great room is bright and inviting. Upstairs, the rear primary bedroom includes a dual-sink ensuite, complemented by upper-floor laundry and two additional bedrooms. Cardel Homes offers better design and quality, making this a standout opportunity for modern living. Photos are representative.