

**286 Fireside Place
Cochrane, Alberta**

MLS # A2285845



\$549,000

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,423 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: NA

Welcome to 286 Fireside Place — a home that you can settle into from the moment you arrive. Set on a quiet street in one of Cochrane's most loved family communities, this detached home offers an expansive living space, west-facing backyard, and an unfinished basement ready for whatever comes next. Step inside and you'll notice how functional and connected the main floor feels. The kitchen is centred around a spacious island that naturally becomes the hub of the home — whether that's morning coffee before school, quick dinners during the week, or catching up with friends while something simmers on the stove. The layout flows easily into the dining and living spaces, making everyday life feel simple and relaxed. Upstairs, all three bedrooms are thoughtfully placed, including a primary suite complete with its own ensuite — a layout that works especially well for first-time buyers or young families looking for space that feels practical and easy to live in. Out back, the west-facing yard brings in beautiful afternoon and evening light perfect for long summer evenings or simply unwinding at the end of the day. The fully landscaped and fenced backyard offers a private space to relax or let kids and pets play, with an oversized detached garage tucked neatly into the yard and convenient laneway access just behind. Living in Fireside is all about that everyday Cochrane lifestyle, walking the pathways after dinner, quick stops at The Embers for coffee or takeout from Mama Mia Italian Kitchen, and having two schools right within the community that make morning routines feel easy. Parks, playgrounds, and local shops are woven throughout the neighbourhood, and it's just a short drive to downtown Cochrane or out toward the mountains when you want to get away for the afternoon. It's the kind of place

where neighbours wave, kids ride bikes to the park, and life feels a little more connected. Call your favourite Realtor and book your showing today!