

# \$560,000 - 49 Fireside Bend, Cochrane

MLS® #A2262492

## \$560,000

4 Bedroom, 4.00 Bathroom, 1,367 sqft  
Residential on 0.08 Acres

Fireside, Cochrane, Alberta

Extremely well-maintained and beautifully updated home on a quiet street, just steps to parks, walking paths, schools, and a skating rink. This 3+1 bedroom, 3.5 bathroom home offers over 2,000 sq ft of finished living space. The insulated, heated garage includes 220 V power and an automatic door opener. Enjoy your massive deck and fully fenced backyard oasis featuring a gazebo and above-ground pool. The covered front porch is perfect for morning coffee. The primary suite features a walk-in closet and relaxing soaker tub. The kitchen offers granite countertops, an island, pantry, garburator, and reverse-osmosis water filter. Bright open-concept living area with ceiling fans in all rooms. No front neighbors and plenty of street parking. Located in a family-friendly community with easy access to recreation, restaurants, and a short drive to the mountains.



Built in 2013

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2262492  |
| Price          | \$560,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,367     |
| Acres          | 0.08      |

|            |             |
|------------|-------------|
| Year Built | 2013        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 49 Fireside Bend  |
| Subdivision | Fireside          |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C0V6            |

**Amenities**

|                |                                    |
|----------------|------------------------------------|
| Amenities      | None                               |
| Parking Spaces | 2                                  |
| Parking        | 220 Volt Wiring, Double Garage Pad |
| # of Garages   | 2                                  |
| Has Pool       | Yes                                |

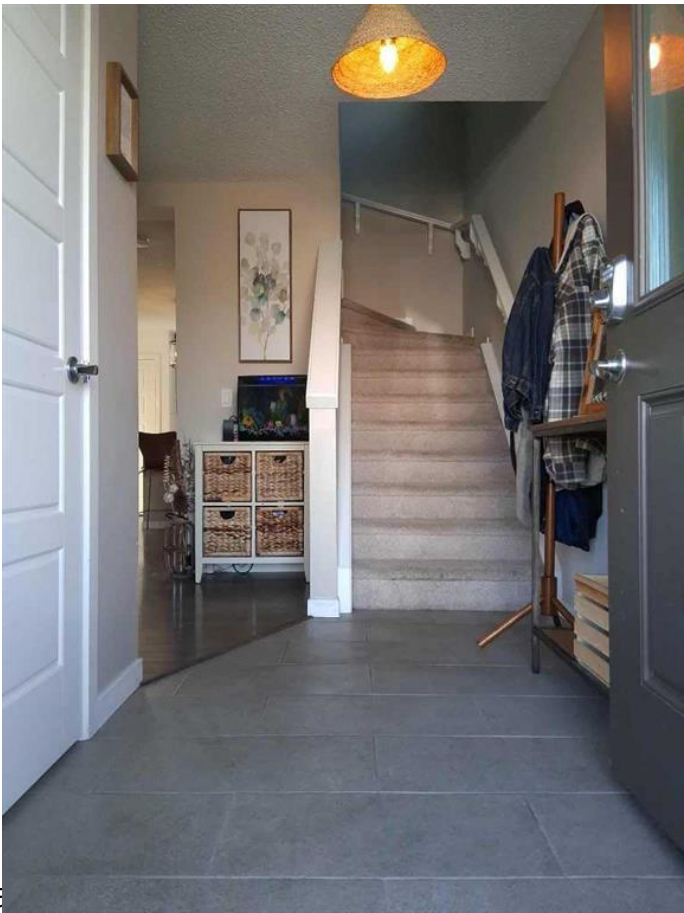
**Interior**

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Smoking                                                |
| Appliances        | Dishwasher, Dryer, Electric Humidifier, Microwave, Microwave Water Distiller |
| Heating           | Forced Air, Natural Gas                                                      |
| Cooling           | None                                                                         |
| Has Basement      | Yes                                                                          |
| Basement          | Full                                                                         |

**Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | None                  |
| Lot Description   | Back Lane, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Wood Frame            |
| Foundation        | Poured Concrete       |

**Additional Information**



|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 32                |
| Zoning         | R-MX              |
| HOA Fees       | 79                |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |         |
|----------------|---------|
| Listing Office | ComFree |
|----------------|---------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.