

# \$809,900 - 32 Fireside Link, Cochrane

MLS® #A2205171

**\$809,900**

5 Bedroom, 4.00 Bathroom, 2,135 sqft

Residential on 0.09 Acres

Fireside, Cochrane, Alberta

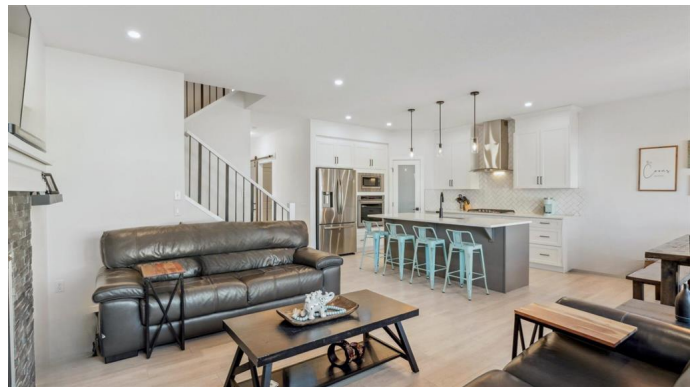
Welcome to this beautifully designed home in the highly sought-after community of Fireside!

Ideally located just minutes from the school, it's incredibly convenient for busy families to send the kids off right from your front door. Step inside to an inviting open-concept main floor featuring newly installed, luxury vinyl plank flooring throughout. The bright and airy living area is flooded with natural light from large windows and anchored by a cozy gas fireplace with a stone surround and mantle—perfect for relaxing evenings.

The kitchen is a showstopper with crisp white cabinetry, a trendy herringbone tile backsplash, and an island with white quartz countertops and a breakfast bar. A corner pantry provides ample storage, while a custom mudroom with built-in lockers, cabinets, and granite counters adds both function and flair.

Step out from the dining area to your expansive composite deck, complete with privacy walls—a great space for outdoor entertaining. The east-facing backyard with back lane access offers morning sun and additional flexibility.

Upstairs, you'll find four generously sized bedrooms, including the serene primary retreat with a luxurious 5-piece ensuite featuring a soaking tub, glass-enclosed shower, dual vanity, and walk-in closet. A spacious bonus



room offers extra living space, while the kidsâ€™ wing includes three additional bedrooms and a thoughtfully designed main bathroom with dual sinks and a separate tub/shower areaâ€”ideal for shared use and privacy.

The fully finished basement features 9â€™ ceilings, more luxury vinyl plank flooring, a large rec room perfect for a home gym or media space, a fifth bedroom with sound dampening, and a 3-piece bathroom with a glass-door shower.

Rounding it all out is an oversized double attached garage with bike racks and rough-in for heating, plus central air conditioning to keep you comfortable year-round.

This home truly has it allâ€”style, space, and function in one of Cochraneâ€™s best communities. Donâ€™t miss your chanceâ€”book your showing today!

Built in 2021

**Essential Information**

MLS® #	A2205171
Price	\$809,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,135
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	32 Fireside Link
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2T1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	27
Zoning	R-MX

### **Listing Details**

Listing Office	eXp Realty
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