

\$785,000 - 32 Fireside Link, Cochrane

MLS® #A2221413

\$785,000

4 Bedroom, 4.00 Bathroom, 2,135 sqft

Residential on 0.09 Acres

Fireside, Cochrane, Alberta

-- PRICE IMPROVEMENT!!!!!! -- OPEN
HOUSE SATURDAY & SUNDAY 1PM - 3PM!

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Welcome to this stunning, move-in-ready home in the heart of Fireside—where style, space, and functionality come together perfectly. Just a short walk to local schools, parks, baseball & soccer fields, a bike pump track for the kids, a community garden, fire pits and an NHL size outdoor rink just steps away from this home! This is the ideal location for busy, growing families and a great place for kids to grow!

Step inside to a bright and open main floor featuring brand-new luxury vinyl plank flooring, expansive windows, and a cozy gas fireplace with stone surround—the perfect place to relax after a long day.

Love to cook? You™ll fall for this gorgeous kitchen complete with:

Crisp white cabinetry,
Elegant quartz countertops,
Designer herringbone tile backsplash,
Oversized island with breakfast bar and a
Corner pantry for extra storage

The custom mudroom adds a touch of practicality with built-in lockers, upper cabinetry, and granite counters—ideal for busy family life.

From the dining area, walk out to your



oversized composite deck with privacy wallsâ€”perfect for morning coffee or weekend BBQs. The east-facing backyard offers alley access, sunshine, and space to play.

Upstairs, enjoy 4 spacious bedrooms, including a serene primary suite with a 5-piece ensuite (soaker tub, dual sinks, separate shower) and a walk-in closet. A generous bonus room creates extra living space, and the kids' wing features a bathroom with dual sinks and a separate tub/shower setup.

The fully finished basement has 9â€™™ ceilings, a massive rec room, a DEN for an OFFICE or could be used as a 5th bedroom with sound-dampening, and a full 3-piece bathâ€”ideal for guests, teens, or a home gym.

Bonus features include:

Oversized double attached garage with bike racks and heating rough-in.
Central A/C for year-round comfort.
Book Your Showing Today!

Built in 2021

Essential Information

MLS® #	A2221413
Price	\$785,000
Bedrooms	4
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
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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, Few Trees, Front Yard, Landscaped, Street Lighting
Roof	Asphalt
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2025
Days on Market	21

Zoning R-MX

Listing Details

Listing Office eXp Realty

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