

# \$714,900 - 56 Fireside Common, Cochrane

MLS® #A2218289

## \$714,900

4 Bedroom, 3.00 Bathroom, 2,076 sqft  
Residential on 0.08 Acres

Fireside, Cochrane, Alberta

Introducing the Montay by Genesis Builder Group—a thoughtfully designed two-story home featuring 4 spacious bedrooms and 2.5 bathrooms. With a striking open-to-above foyer, this home welcomes you into an open-concept main floor that blends style and functionality. The great room offers a cozy fireplace with a mantle, perfect for relaxing evenings, while the kitchen impresses with a central island ideal for entertaining. A sleek railing guides you to the upper floor, where you’ll find a versatile bonus room and the convenience of an upstairs laundry. The home also includes a double attached garage, 9-foot basement ceilings, a side entry, and basement rough-ins, offering incredible potential for future development. Photos are representative.



56 Fireside Common



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2218289  |
| Price          | \$714,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,076     |
| Acres          | 0.08      |
| Year Built     | 2025      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 56 Fireside Common |
| Subdivision | Fireside           |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C3H9             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Range, Refrigerator                                                                |
| Heating           | Forced Air, Natural Gas                                                                                   |
| Cooling           | None                                                                                                      |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |
| Fireplaces        | Decorative, Electric                                                                                      |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Unfinished                                                                                          |

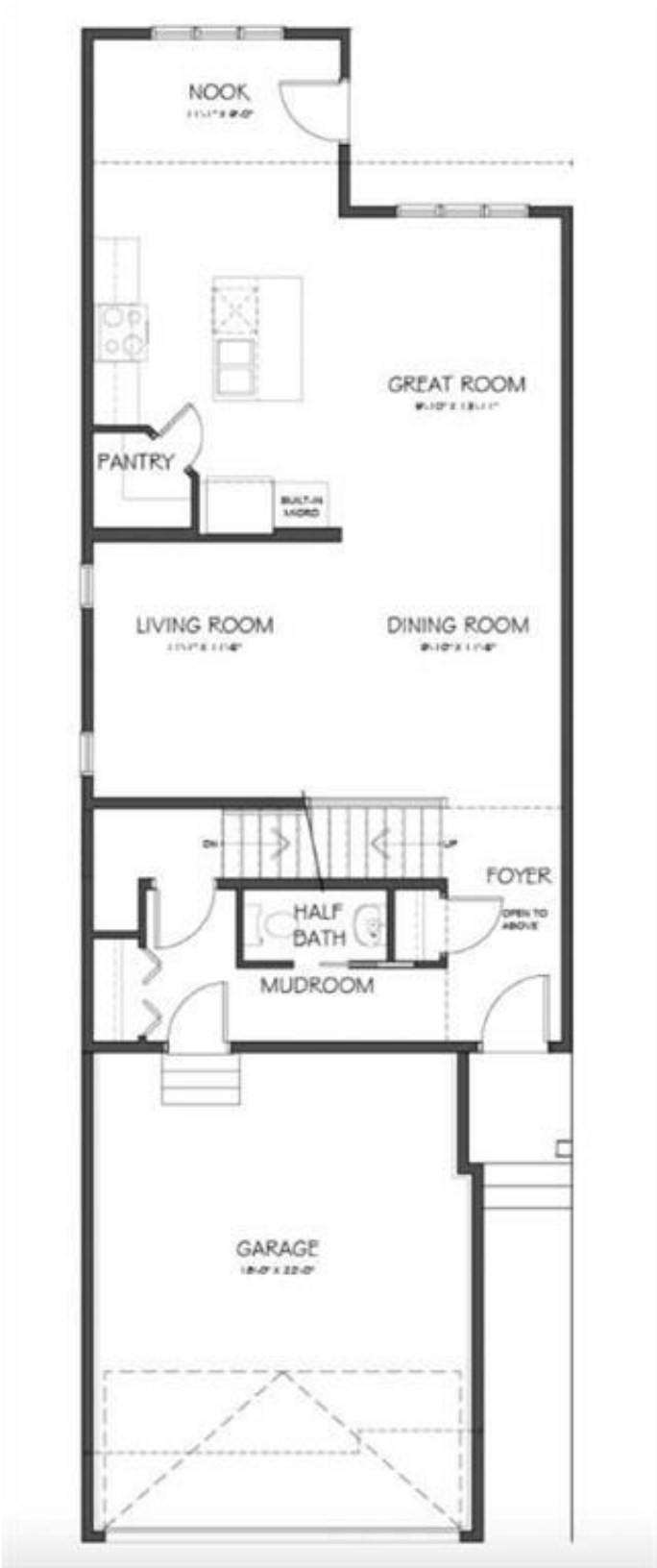
### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 6th, 2025 |
|-------------|---------------|

|                        |                    |
|------------------------|--------------------|
| Days on Market         | 7                  |
| Zoning                 | TBD                |
| <b>Listing Details</b> |                    |
| Listing Office         | Bode Platform Inc. |



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