

# \$544,900 - 328 Fireside Drive, Cochrane

MLS® #A2223793

## \$544,900

3 Bedroom, 3.00 Bathroom, 1,592 sqft  
Residential on 0.06 Acres

Fireside, Cochrane, Alberta

Welcome to the Luna Duplex by Genesis Builder Group, a modern 3-bedroom, 2.5-bath home that perfectly blends style and functionality. The main floor boasts 9-foot ceilings, creating an airy atmosphere in the open-concept living space, which features a spacious kitchen island, upgraded light fixtures, and a durable Silgranit sink. Entertain with ease, thanks to the gas lines to the BBQ and range. Upstairs, the convenience of a laundry room awaits, along with a luxurious master bedroom complete with an ensuite. Enhanced with upgraded railing on both the main and upper levels, this home also includes a side entry and a 9-foot ceiling in the basement, offering potential for future development. Photos are representative.



Built in 2025

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2223793    |
| Price          | \$544,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,592       |
| Acres          | 0.06        |
| Year Built     | 2025        |
| Type           | Residential |

|          |                        |
|----------|------------------------|
| Sub-Type | Semi Detached          |
| Style    | 2 Storey, Side by Side |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 328 Fireside Drive |
| Subdivision | Fireside           |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 0X4            |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Stone Counters |
| Appliances        | Dishwasher, Microwave, Range, Refrigerator                                                                                |
| Heating           | Forced Air                                                                                                                |
| Cooling           | None                                                                                                                      |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                          |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 26             |
| Zoning         | TBD            |
| HOA Fees       | 53             |
| HOA Fees Freq. | ANN            |

**Listing Details**

Listing Office                      eXp Realty

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