

# \$625,000 - 102, 55 Fireside Circle, Cochrane

MLS® #A2260842

**\$625,000**

2 Bedroom, 3.00 Bathroom, 1,155 sqft

Residential on 0.08 Acres

Fireside, Cochrane, Alberta

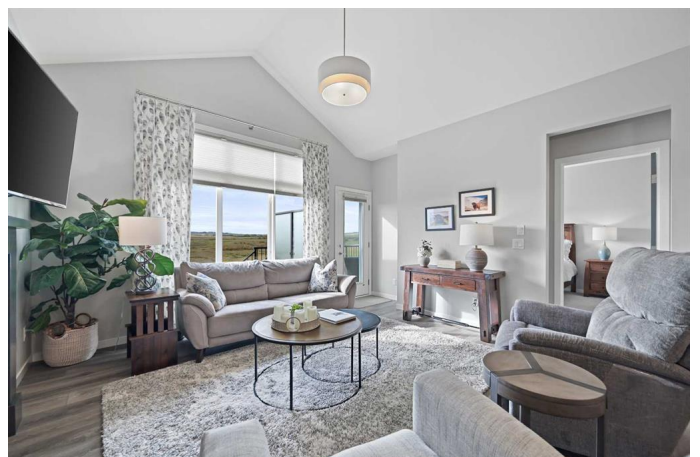
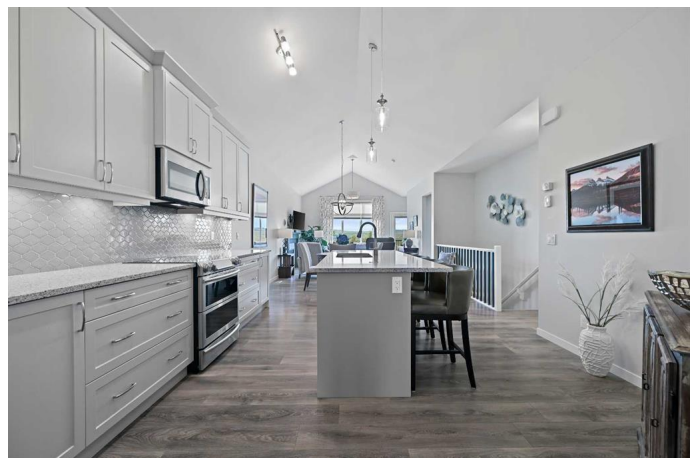
Immaculate Bungalow Villa â€” Private, Modern & Maintenance-Free.

This immaculate bungalow villa blends upscale design with practical living, offering the perfect home base for empty nesters, snowbirds, or anyone ready to enjoy a simplified, low-maintenance lifestyle. Located in a peaceful small-town community, this home provides the quiet comfort of no neighbours behind you, allowing for exceptional privacy and relaxed outdoor enjoyment from your sunny south-facing backyard that is complete with a maintenance free composite deck with a powered awning.

Inside, vaulted ceilings and luxury vinyl plank flooring create an airy, modern feel across the main level. The heart of the home is the open-concept kitchen, designed to impress with its stainless-steel range, quartz countertops, freshly refinished extended-height cabinetry that is in like new condition with modern designer colors, and large island that flows seamlessly into the dining area and cozy living roomâ€”complete with a gas fireplace. Whether you're hosting family or enjoying a quiet evening, this space feels both welcoming and refined.

The double attached garage is more than just a place to parkâ€”it's a lifestyle feature.

Offering secure, convenient access to the home, it provides extra space for storage, hobbies, or winter protection, and is especially valuable for those seeking a lock-and-leave setup for travel or seasonal living.



Your main-floor primary suite offers peaceful retreat with a spa-style ensuite featuring double sinks, quartz counters, soaker tub, and a separate shower. Enjoy the added comfort of main-floor computer workstation area and main floor laundry just steps away, making daily tasks effortless.

The fully finished lower level adds flexible living space that adapts to your lifestyle: a large media/family room for movie nights or gatherings with the added functionality of a wall bed for guests, a full bathroom, and a 2nd bedroom.

Additional high-value features include Hunter Douglas blinds, custom draperies on the living room and primary bedroom windows, central air conditioning and central vacuum to round out a home that's as functional as it is beautiful. Whether you're downsizing, seeking a seasonal retreat, or simply ready for a life of ease, this bungalow villa offers the peace, privacy, and turnkey convenience you've been looking for in a friendly, smaller community where lifestyle comes first.

Built in 2016

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2260842               |
| Price          | \$625,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,155                  |
| Acres          | 0.08                   |
| Year Built     | 2016                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 102, 55 Fireside Circle |
| Subdivision | Fireside                |
| City        | Cochrane                |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4C 2P5                 |

## Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Other                             |
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Insulated |
| # of Garages   | 2                                 |

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s)         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | Central Air                                                                                                      |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas                                                                                                              |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full                                                                                                   |

## Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior Features | Other                                                                            |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Views |
| Roof              | Asphalt Shingle                                                                  |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                  |
| Foundation        | Poured Concrete                                                                  |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 12                |
| Zoning         | R-MX              |

|                |     |
|----------------|-----|
| HOA Fees       | 79  |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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