

# \$579,900 - 27 Fireside Burrow, Cochrane

MLS® #A2215582

**\$579,900**

4 Bedroom, 4.00 Bathroom, 1,688 sqft

Residential on 0.08 Acres

Fireside, Cochrane, Alberta

Welcome to this perfect 4-bedroom family home in the heart of Fireside! Ideally located just steps from both Fireside School and Holy Spirit School, this beautifully maintained home boasts an inviting open-concept layout that's perfect for modern family living. The main floor features a bright and spacious living room, a thoughtfully designed office nook, and a seamless flow into the dining area and stylish kitchen. The kitchen is a true showstopper—equipped with crisp white cabinetry, stainless steel appliances, stone countertops, and a large island ideal for meal prep or hosting guests. You'll love the elegant ceiling-height hood fan that adds a touch of sophistication to the space. A convenient 2-piece powder room and functional mudroom lead you out to your beautifully landscaped backyard. Enjoy relaxing on the deck while the kids play, or gather around the designated seating area. The spacious, fenced-in dog run is perfect for your furry family members—and could easily be converted into extra parking for a trailer or recreational toys. The rear parking pad accommodates multiple vehicles and offers future potential for a garage. Upstairs, unwind in your sun-drenched primary retreat, complete with vaulted ceilings, a generous walk-in closet, and a luxurious 4-piece ensuite featuring a deep soaker tub—the perfect way to relax after a long day. Two additional bedrooms, a full bathroom, and a convenient upper-floor laundry room complete the second



level. The fully finished basement offers the perfect flex space to suit your lifestyle—ideal for a home gym, rec room, or entertainment lounge. A fourth bedroom and another full bathroom complete the lower level. Enjoy all that the vibrant community of Fireside has to offer—including schools, amenities, playgrounds, and endless walking trails. With quick access to Calgary and the stunning Rocky Mountains, this is where lifestyle truly meets nature. Don't miss out—book your private showing today!

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2215582    |
| Price          | \$579,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,688       |
| Acres          | 0.08        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 27 Fireside Burrow |
| Subdivision | Fireside           |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 0T3            |

**Amenities**

|           |      |
|-----------|------|
| Amenities | None |
|-----------|------|

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Stone Counters |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings   |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Dog Run, Lighting, Private Yard  |
| Lot Description   | Back Lane, Back Yard, Dog Run Fenced In, Landscaped, Level, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 3                |
| Zoning         | R-MX             |
| HOA Fees       | 79               |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.