



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**65 FIRESIDE Bend, Cochrane T4C 0V5**

MLS® #: **A2143396**      Area: **Fireside**      Listing Date: **06/21/24**      List Price: **\$599,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2013**  
Lot Information  
 Lot Sz Ar: **3,444 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Low Maintenance Landscape,Level**  
 Park Feat: **Alley Access,Double Garage Detached,Oversized**

Finished Floor Area  
 Abv Sqft: **1,450**  
 Low Sqft:  
 Ttl Sqft: **1,450**

DOM

**11**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **BBQ gas line**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **Granite Counters,Kitchen Island,No Smoking Home,Separate Entrance,Walk-In Closet(s)**  
 Utilities:

Room Information

| Room         | Level | Dimensions     | Room              | Level | Dimensions     |
|--------------|-------|----------------|-------------------|-------|----------------|
| 2pc Bathroom | Main  | 4`10" x 4`9"   | Dining Room       | Main  | 11`6" x 8`1"   |
| Kitchen      | Main  | 11`11" x 15`2" | Laundry           | Main  | 4`11" x 7`10"  |
| Living Room  | Main  | 12`0" x 13`3"  | 3pc Ensuite bath  | Upper | 8`7" x 10`0"   |
| 4pc Bathroom | Upper | 4`11" x 8`8"   | Bedroom           | Upper | 10`3" x 11`9"  |
| Bedroom      | Upper | 10`4" x 11`9"  | Bedroom - Primary | Upper | 12`0" x 13`9"  |
| 3pc Bathroom | Lower | 8`2" x 4`3"    | Bedroom           | Lower | 10`11" x 10`8" |
| Kitchen      | Lower | 11`4" x 15`10" | Game Room         | Lower | 15`1" x 9`1"   |

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-MX**

**1310629**

Remarks

Pub Rmks: **Welcome to the beautiful CALBRIDGE-built home, with a bright open floor plan & large windows that flood the space with natural light. Lots to love here - large yard, huge garage, legal suite with laundry, modern finishings! The main level features a spacious living area, perfect for family gatherings, and a modern light kitchen with a huge granite island, ideal for entertaining. Convenience is key with a large main floor laundry room. The upper floor features a large primary bedroom with a walk-in closet & private ensuite. Two additional well-sized bedrooms and a 4 pce bath complete this level, providing ample space for a growing family. The basement features a LEGAL fully-permitted 1 bedroom suite. It has a fully equipped kitchen, bathroom, laundry and a comfortable living room -- perfect for guests or rental income. Outside, enjoy the huge, sunny south-facing backyard, perfect for summer BBQ's & outdoor activities. The detached garage is a mechanics dream with 12ft. high walls offering plenty of room for storage & projects. Don't miss this incredible opportunity to own a versatile & spacious home in a desirable neighborhood! Schedule your viewing today!**

Inclusions: **Basement refrigerator, hoodfan microwave, stove, washer/dryer**  
Property Listed By: **RE/MAX Key**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



















