



THE
A-TEAM

**RE/MAX
FIRST**

171 FIRESIDE Drive, Cochrane T4C 0V9

MLS®#: **A2146301**

Area: **Fireside**

Listing Date: **07/02/24**

List Price: **\$499,900**

Status: **Pending**

County: **Rocky View County**

Change: **-\$40k, 07-Aug**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Cochrane

Abv Sqft:

1,293

Year Built:

2014

Low Sqft:

Ttl Sqft:

1,293

Lot Information

Lot Sz Ar:

2,747 sqft

Lot Shape:

DOM

76

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Rectangular Lot
Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

High Ceilings,Kitchen Island

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	
Kitchen	Main	8`2" x 16`0"
3pc Ensuite bath	Second	
Bedroom	Second	8`10" x 12`6"
Bedroom - Primary	Second	12`4" x 11`2"
Other	Basement	9`2" x 22`9"

Room	Level	Dimensions
Dining Room	Main	9`6" x 16`0"
Living Room	Main	17`8" x 15`1"
4pc Bathroom	Second	
Bedroom	Second	8`8" x 12`6"
Game Room	Basement	16`10" x 12`0"
Other	Basement	7`8" x 10`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1410371

Zoning:
R-MX

Remarks

Pub Rmks: **Wow! Here is your family home located within easy walk to schools. You will love this half duplex featuring living/dining and kitchen, 2 pc bath all on main level, also access to the oversized rear deck. Upstairs you will have plenty of room with the 3 bedrooms and both 3pc ensuite, as well as 4pc bath. Basement is roughed in for den and utility and has a completed recreation room. Outside, you have a large gravelled parking pad, with room to construct a detached garage. Do not delay, view today.**

Inclusions:
Property Listed By: **TV Wall Mount, Storage Shed
RE/MAX ACA Realty**

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







