



THE A-TEAM

RE/MAX FIRST

346 FIRESIDE Place, Cochrane T4C 0R5

MLS@#: A2154047 Area: Fireside Listing Date: 08/01/24 List Price: \$649,000
Status: Active County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Cochrane
Year Built: 2012
Lot Information
Lot Sz Ar: 3,443 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,738
Low Sqft:
Ttl Sqft: 1,738

DOM 49
Layout
Beds: 5 (3 2 )
Baths: 3.5 (3 1)
Style: 2 Storey
Parking
Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Street Lighting, Rectangular Lot
Park Feat: Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Balcony, Private Yard
Construction: Vinyl Siding, Wood Frame
Flooring: Carpet, Hardwood, Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Int Feat: Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Office, Entrance, etc. with their respective levels and dimensions.

<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`1" x 13`2"</b>	<b>Storage</b>	<b>Basement</b>	<b>4`8" x 6`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`3" x 10`8"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>4`11" x 8`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`5" x 12`6"</b>	<b>Family Room</b>	<b>Basement</b>	<b>8`11" x 13`0"</b>

Legal/Tax/Financial

Title: Fee Simple  
 Legal Desc: 1112085

Zoning: R-MX

Remarks

Pub Rmks: **Spectacular fully developed, 2 storey built home with over 2200 square feet of developed living space in the sought after and family friendly community of Fireside. Welcome home! This well appointed, 5 bed, 3.5 bath home has tonnes of upgrades. This home showcases pride of ownership in every detail. Ascend the steps to a vast front porch and enter through the front door, where a generous entryway and expansive living area welcome you upon arrival. Step inside to discover a beautifully designed home featuring 9-foot ceilings with neutral finishes. Large windows flood the space with natural light, enhancing the bright and open layout. Elegant hardwood runs throughout the main floor, creating a seamless flow between rooms. The functional main floor layout includes a central office and dining area. The sleek kitchen includes quartz countertops and tiled backsplash. There are stainless steel appliances, corner pantry, huge centre island and maple cabinetry offering plenty of counter and storage space. This modern kitchen offers both beauty and functionality making it the perfect space for cooking and entertaining. Adjacent to the kitchen area offers access to the private, fully landscaped and fenced backyard perfect for outside entertaining. A two piece powder room completes the main level. As you make your way upstairs, you'll find the primary bedroom, which boasts an elegant four-piece ensuite with a spacious stand-up shower and an expansive walk-in closet with built-ins. Two additional spacious bedrooms provide plenty of room for family or guests, accompanied by another well-appointed 4-piece bathroom. A convenient upstairs laundry room, thoughtfully designed for ease of use, completes this floor. The lower level is fully finished and offers a recreation room, perfect for gatherings and relaxation. It also includes the fourth and fifth bedrooms and a four-piece bathroom, providing both comfort and functionality. Fully landscaped and fenced backyard with mature trees. Double detached heated and insulated garage. Hospital-grade central whole home HEPA system included. Recent updates include newer dryer and microwave hood range. Additionally, the property is close to all essential amenities, pathways, parks and schools, ensuring that everything you need is within easy reach. This is a rare find! Book your showing today!**

Inclusions: Vivint (Telus) Security System (Paid)  
 Property Listed By: 2% Realty

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