



THE
A-TEAM

**RE/MAX
FIRST**

55 FIRESIDE Circle #111, Cochrane T4C 2P5

MLS® #: **A2156321** Area: **Fireside** Listing Date: **08/10/24** List Price: **\$629,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Cochrane**
 Year Built: **2018**
 Lot Information
 Lot Sz Ar: **3,636 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Backs on to Park/Green Space**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,158**
 Low Sqft:
 Ttl Sqft: **1,158**

DOM

39
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Beamed Ceilings,Central Vacuum,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`5" x 14`8"	Kitchen	Main	13`5" x 14`8"
Dining Room	Main	13`5" x 7`4"	Bedroom - Primary	Main	11`2" x 12`10"
4pc Ensuite bath	Main	8`4" x 5`11"	Walk-In Closet	Main	5`5" x 8`7"
Laundry	Main	4`11" x 6`2"	2pc Bathroom	Main	4`11" x 4`10"
Family Room	Lower	25`8" x 13`4"	Bedroom	Lower	9`1" x 9`11"

Bedroom	Lower	12`10" x 17`0"	Walk-In Closet	Lower	7`9" x 4`5"
Exercise Room	Lower	7`9" x 13`0"	4pc Bathroom	Lower	5`2" x 7`10"
Legal/Tax/Financial					

Condo Fee: \$423	Title: Fee Simple	Zoning: R-MX
	Fee Freq: Monthly	

Legal Desc: **1711324**

Remarks

Pub Rmks: **Welcome to this exquisite Calbridge built BUNGALOW villa complete with air conditioning for added comfort. In almost like-new condition this home is impeccably clean, meticulously maintained and ready to welcome new owners. With a total of 3 bedrooms and 2.5 baths, this charming BUNGALOW offers ample space and comfort. The main floor greets you with an open-concept floor plan, accentuated by high, vaulted ceilings that create an airy, spacious, alluring and enticing atmosphere. Natural light floods the interior, of the home illuminating the space and illustrating the high standard of livability. The entryway is spacious, leading to a convenient half bath and an open kitchen with a large island. The kitchen features plenty of cabinets, clean granite countertops, modern stainless-steel appliances and contemporary lighting. Adjacent to the kitchen, there's ample space for a good-sized dining table, perfect for hosting family and friend gatherings. The living area is cozy and inviting, anchored by a gas fireplace with a beautiful mantle, with access to the sunny deck on a green area perfect for enjoying summer days and outdoor entertainment. The primary bedroom on the main floor is a retreat in itself, offering a spa-like ensuite with a walk-in shower, dual-sink Granite-topped vanity, a private bathroom and a walk-in closet. The laundry room is conveniently located on the main floor. The lower level is bright and spacious, offering a large family room, 2 additional bedrooms (one with a large walk-in closet), a nicely appointed 4-piece bath, additional storage/weightlifting room, and a utility room. The well-managed complex is nestled in an intimate private cul-de-sac setting, beside wetlands with professionally designed landscaping, offering a peaceful and tranquil environment. Located on the south side of Cochrane and along Cowboy Trail, Fireside offers most amenities, schools & green spaces, over 4 km of unique pathways and preserved wetlands, all in a quiet family-oriented community. Downtown Cochrane, multiple golf courses, NW Calgary, Ghost Lake, Bragg Creek, and Canmore/Banff are all an easy drive away for work or fun on the weekends. Pets are permitted, adding to the appeal of this MODERN ENTICING BUNGALOW. Book a viewing with your favorite Realtor before it's gone!**

Inclusions: **Two Television Brackets**
Property Listed By: **RE/MAX Realty Professionals**

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