



THE A-TEAM

RE/MAX FIRST

2 FIRESIDE Point, Cochrane T4C 2C9

MLS®#: A2161433 Area: Fireside Listing Date: 08/29/24 List Price: \$898,000
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: 2024
Finished Floor Area: 2,238 sqft
Lot Sz Ar: 5,494 sqft
Ttl Sqft: 2,238

DOM

21
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey

Parking

Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Back Yard, Corner Lot, Front Yard
Park Feat: Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: ENERGY STAR Qualified Equipment, Fireplace(s), Natural Gas
Sewer:
Ext Feat: Lighting, Private Entrance
Construction: Vinyl Siding, Wood Frame
Flooring: Carpet, Tile, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater
Int Feat: Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Tray Ceiling(s)

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Great Room, Kitchen, Bonus Room, Bedroom, 2pc Bathroom, 4pc Bathroom and their specifications.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

211 1245

Zoning:
R-LD

Remarks

Pub Rmks: **This Elegant and Fresh Janssen Homes Ltd Build is nearing completion and can be ready for the end of October and just in time to celebrate Halloween! This beautiful home is located on a corner lot backing onto a small park where you will find the community gardens and access to walking paths. It is within walking distance to Schools, main parks and shopping. With extensive upgrades in one of the most family friendly Cochrane communities, Fireside. This home is under construction and will have 2,238 sq.ft. 3 bedroom, 2.5 bath, 2-storey of sublime space and will be completed with superior extras and finishing's. Main floor open-concept layout includes living room with fireplace, gourmet kitchen with upgraded full height kitchen cabinets, soft close drawers/doors, quartz counters, undermount sink, island with eating bar, plus 5 S/S appliances. Large, bright dining area with 8' sliding doors opening onto spacious deck & yard. Upper stairwell is open from below to upper floor adding even more light in this gorgeous home. Upper level includes primary retreat, ensuite with soaker tub, separate walk-in tiled shower, dual sinks, walk-through closet to laundry room, an additional 4-pce bath, two more bedrooms & spacious Bonus Room capped with a painted tray ceiling!. This home has a full-sized 26'x24' (WOW) double attached garage with operator. Additional Features Include: 9' main floor ceilings, 8' main floor interior doors, luxury vinyl plank, railing with metal spindles, gas fireplace with tile surround, tiled backsplash, primary ensuite, main bath, half bath AND laundry come with quartz countertops and Delta Trinsic chrome fixtures, infloor heat in primary ensuite and tiled shower with 10ml glass. All closets and pantry are furnished with on site built in shelving! A Spacious 10'/12' x 28' rear deck is also included! Complimented added features - AC Roughed in and the common wall between the bonusroom and primary are upgraded with Green glue and double drywall to give you some added quiet space between rooms!! Alberta New Home Warranty: 1 yr comprehensive, 2 yrs HVAC, electric, plumbing, 5 yrs building envelope, 10 yrs structural.*****PHOTOS and VIRTUAL TOUR ARE OF A PREVIOUS BUILD WITH DIFFERENT COLOR OPTIONS AND SOME FINISHINGS*******

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

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