



THE
A-TEAM

**RE/MAX
FIRST**

8 FIRESIDE Link, Cochrane T4C 2A3

MLS®#: **A2161836** Area: **Fireside** Listing Date: **09/13/24** List Price: **\$685,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **3,998 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,798**
 Low Sqft:
 Ttl Sqft: **1,798**

DOM

6
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Desert Front,Fruit Trees/Shrub(s),Lawn,Landscaped,Private**
 Park Feat: **Aggregate,Alley Access,Double Garage Attached,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Lighting,Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Convection Oven,Dishwasher,Dryer,Garage Control(s),Humidifier,Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Ceiling Fan(s),Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 4`10"
Kitchen	Main	10`3" x 13`6"
Mud Room	Main	6`1" x 8`11"
5pc Ensuite bath	Upper	9`9" x 12`0"
Laundry	Upper	5`5" x 6`2"
Bedroom - Primary	Upper	13`5" x 11`10"
Bedroom	Upper	11`4" x 9`4"

Room	Level	Dimensions
Dining Room	Main	10`9" x 9`9"
Living Room	Main	12`8" x 16`7"
3pc Bathroom	Upper	7`8" x 4`11"
Bedroom	Upper	11`1" x 9`11"
Bonus Room	Upper	9`1" x 9`6"
Walk-In Closet	Upper	9`1" x 7`0"

Title:
Fee Simple
 Legal Desc:

Zoning:
R-MX

1712511

Remarks

Pub Rmks: **SMART APPLIANCES | BACK LANE ACCESS | HUGE COMPOSITE DECK | CLOSE TO K-8 SCHOOLS** Welcome home to 8 Fireside Link. This NuVista home is beautifully upgraded with modern finishes, SMART appliances, gemstone lighting, a massive deck, and back alley access. As soon as you walk in the door of this meticulously cared for home, you will love the Incredible extras it has to offer. Features this move-in ready home offers are upgraded baseboard trim/casings, lighting, plumbing fixtures, a custom gas fireplace with floor-to-ceiling modern tile, windows, and thoughtful extras for the backyard enthusiast. The bright white kitchen features a central granite island with a flush eating bar, stainless steel SMART fridge with touch screen, SMART induction cooktop stove with convection and air fryer options, built-in microwave, a walk-through pantry with lots of storage, subway tile backsplash, recessed lighting, upgraded cabinets, with extra drawers. Luxury vinyl plank flooring is featured on the main floor along with a modern colour palate and 9ft ceilings. A two-piece bath, built-in mudroom, and a storm/screen door with top-down/bottom-up options, completes the main floor living space. Upstairs you will find two generous-sized spare bedrooms, bonus room/office space, a three-piece bath, a European washing machine with a small bonus washer built-in, dryer, and the primary bedroom with a beautiful 5-piece ensuite with a soaker tub, separate shower, and a walk-in closet. This home has wonderful curb appeal with its low-maintenance front yard, aggregate drive/walkway, plus GEMSTONE lights. The recently updated backyard is perfect for entertaining with the 23'x10' composite wood deck with cable railing, 2 exterior natural gas lines, extra electrical outlets on the deck, as well as hot/cold taps. The lower level has high ceilings and is awaiting future design if you desire more space. With back alley access and situated with no one directly behind, it could easily offer RV parking, a shed, or a secondary garage in the future. With two K-8 schools within walking distance, parks, pathways, a huge outdoor rink, pump track, medical clinic, restaurants, and shops, this Fireside home won't last long.

Inclusions: **Gemstone lights, TV mounts (2), Dyson Stick Vacuum/Charger, LED lights in bedroom , Shelves in bedroom, living room and bonus room. Wooden shelves in garage.**
 Property Listed By: **First Place Realty**

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











