



THE
A-TEAM

**RE/MAX
FIRST**

51 FIRESIDE Terrace, Cochrane T4C 2T1

MLS®#: **A2162384** Area: **Fireside** Listing Date: **09/04/24** List Price: **\$1,039,500**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **4,606 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,326**
 Low Sqft:
 Ttl Sqft: **2,326**

DOM

14
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Environmental Reserve,Lawn,Garden,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Street Lighting,Underground Sprinklers,Views,Wetlands Additional Parking,Concrete Driveway,Double Garage Detached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Insulated,On Street,Outside,Oversized,Side By Side**

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Fire Pit,Garden,Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Gas Stove,Range Hood,Washer**
 Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`6" x 4`10"	Dining Room	Main	12`10" x 9`2"
Foyer	Main	7`7" x 9`9"	Kitchen	Main	11`4" x 18`10"
Mud Room	Main	15`7" x 17`7"	4pc Bathroom	Upper	9`0" x 4`11"
5pc Ensuite bath	Upper	13`6" x 8`4"	Bedroom	Upper	13`7" x 10`5"
Bedroom	Main	11`1" x 11`5"	Family Room	Upper	18`10" x 16`7"
Laundry	Upper	7`4" x 8`4"	Bedroom - Primary	Upper	12`11" x 20`9"
Walk-In Closet	Upper	9`1" x 6`5"	4pc Bathroom	Lower	10`8" x 4`10"
Other	Lower	10`8" x 9`8"	Bedroom	Lower	14`1" x 9`3"

Den	Lower	11' 10" x 9' 1"	Game Room	Lower	14' 1" x 20' 6"
Storage	Lower	7' 6" x 13' 0"	Legal/Tax/Financial		

Title:
Fee Simple
 Legal Desc: **1712511**

Zoning:
R-LD

Remarks

Pub Rmks: **This meticulously maintained home has so much to offer with its family-friendly layout and location. Boasting next level luxury with high-end upgrades, backing onto green space, wetlands, a view of the Wild Cat Hills and Rocky Mountains. Just steps away from trails, schools, parks, restaurants, pharmacy, dental and medical office, gas/convenience store, liquor store and more. The front entrance with built in storage bench flows effortlessly to the open concept living space featuring 9' ceilings and 8' doorways with beautiful, wide plank, engineered oak hardwood flooring throughout. The culinary dream kitchen includes an extra-long, granite island, custom solid walnut cabinetry to the ceiling with showcase lighting, gas stove top, electric oven and separate steam oven. Conveniently walk through the well-planned Butler's Pantry to the mud room, complete with built-in coat and shoe storage just off the extended, oversized, fully finished garage with epoxy floors. Fits full size truck in 26' length. The main floor family room features a cozy fireplace flanked with built-in walnut bookshelves and a dining room with big picture windows spanning the west side of the home, showcasing the view and allowing for natural light to stream in while central air conditioning, Ecobee thermostats ensures your comfort in any season. Enjoy the oversized west-facing deck with beautiful vinyl decking and glass railing allowing you to take in the full view. Upstairs is perfect for families with little ones or those that work from home. There's plenty of room for kids and/or office space with the bonus room featuring a vaulted ceiling, three bedrooms and a full bath with granite counter tops. The spacious primary bedroom has stunning views and a dream walk-in closet with a full, luxury ensuite with heated floors, granite double sink vanity, shower with heated floors, a soaker tub, and separate water closet. Bright and spacious laundry room conveniently located up with granite counters, sink and extra storage. Finished lower level will be your favourite space to enjoy watching sports with double TV's and great sound system with refreshment station at your fingertips complete with bar fridge and sink. A great space to relax, entertain, or host overnight guests. Walk out on to a perfectly landscaped oasis of a backyard, where maintenance is a breeze with underground irrigation and xeriscaped front yard. Fully landscaped with storage shed, garden boxes, stamped concrete patio and custom fire pit with sitting area to take in the views. Customize your home with permanent exterior lights, endless colours & patterns for all-year ambiance. Fireside connects residents with the outdoors like no other community. Hosting a community garden, outdoor ice-rink, two parks, soccer fields, a baseball diamond, pathway systems and stunning preserved wetlands. Fireside also boasts two schools within the community, Fireside School (Rocky View Schools K-8) and a K-9 school for the Calgary Catholic School District.**

Inclusions: **Steam Oven, central air conditioner, window coverings, bar fridge**

Property Listed By: **The Real Estate District**

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













