



THE
A-TEAM

**RE/MAX
FIRST**

304 FIRESIDE Way, Cochrane T4B 4G9

MLS®#: **A2163666** Area: **Fireside** Listing Date: **09/07/24** List Price: **\$599,999**
 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: **2020**
Lot Information
 Lot Sz Ar: **4,019 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Corner Lot,Irregular Lot,Landscaped**
 Park Feat: **Double Garage Detached**

DOM

12
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	3`1" x 6`10"	Dining Room	Main	10`5" x 12`9"
Kitchen	Main	15`3" x 14`1"	Living Room	Main	15`3" x 14`1"
4pc Bathroom	Upper	9`2" x 6`4"	4pc Ensuite bath	Upper	6`3" x 11`3"
Bedroom	Upper	9`3" x 13`3"	Bedroom	Upper	9`5" x 10`2"
Bedroom - Primary	Upper	12`5" x 14`0"	4pc Bathroom	Basement	9`1" x 4`11"
Bedroom	Basement	9`2" x 14`4"	Game Room	Basement	18`2" x 14`9"
Furnace/Utility Room	Basement	8`7" x 15`7"			

Title:
Fee Simple
Legal Desc:

2011115

Zoning:
R-MX

Remarks

Pub Rmks:

Superb opportunity in this modern, fully developed duplex in the desirable community of Fireside! This former show home was built by Calbridge Homes and boasts plenty of upgrades and a corner lot, plus a double detached garage. Excellent location just a short walk to two K-8 schools - one public and one catholic, a daycare across the street, skate park is 1 block away and has a paved walking path. A community garden is nearby. Inside is 2185 sq ft of developed space with 4 bedrooms and 3.5 bathrooms, 9 ft ceilings on the main floor, roughed-in sound system with speakers in the living room and rec room, Hunter Douglas blinds, and quartz counters throughout. Step in to a generous great room with large South-facing window and wide plank laminate flooring through most of the main floor. A central kitchen offers a corner pantry, large central island with pendant lighting, matching stainless steel appliances, plenty of full height upgraded cabinetry with lower lights and including a pull out garbage/recycling drawer. Bright dining area with a sliding patio door to the back deck and yard. Private 2-pce bathroom with a pocket door. Upstairs, plush carpet with upgraded underlay. A spacious primary bedroom has a walk-in closet and a 4-pce ensuite bathroom with dual sink vanity and large shower with a seat and full tile surround. Two kids' rooms and a 4-pce bathroom with a tub/shower combo and full tile surround. Convenient upper laundry! The fully finished basement has a 4th bedroom, big rec room with TV included, and a 4-pce bathroom with a tub/shower combo. Air Conditioning; Large hot water tank; High-efficiency furnace and heat exchanger; Humidifier; Rough-in for radon system; and room for storage. The yard offers a nice front perennial garden, a Sunny full width front porch, and a sprinkler system. All this plus a double detached garage for under \$600,000!

Inclusions:
Property Listed By:

**basement tv and wall mount
RhinoREALTY**

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