

# 336 FIRESIDE Drive, Cochrane T4C0X4

MLS®#: A2163731 Fireside Listing 10/24/24 List Price: **\$555,900** Area:

Status: Active County: **Rocky View County** Change: None Association: Fort McMurray

Date:



**General Information** 

Sub Type: Semi Detached (Half

Residential

Duplex) Finished Floor Area

Cochrane Abv Saft: 1,570

2025 Low Sqft: Ttl Sqft: 1,570

2,765 sqft

**Parking** 

Ttl Park: 2 Garage Sz: 0

3 (3)

2.5 (2 1)

2 Storey, Side by Side

DOM

<u>Layout</u>

Beds:

Baths:

Style:

99

Access:

Back Lane, Back Yard Lot Feat: Park Feat:

**Parking Pad** 

# Utilities and Features

Roof: **Asphalt Shingle** Construction:

Forced Air, Natural Gas Stone, Vinyl Siding, Wood Frame Heating:

Flooring:

Carpet, Vinyl Plank Ext Feat: None Water Source:

Fnd/Bsmt: **Poured Concrete** 

Kitchen Appl: Dishwasher, Microwave, Range, Refrigerator

Int Feat: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)

Utilities:

Sewer:

### Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"	Great Room	Main	12`3" x 13`7"
Bedroom - Primary	Upper	12`3" x 13`6"	Bedroom	Upper	10`0" x 9`4"
Bedroom	Upper	10`1" x 9`5"	Dining Room	Main	12`10" x 10`4"

# Legal/Tax/Financial

Title: Zoning: Fee Simple TBD

Legal Desc: TBD

Remarks

Pub Rmks:

The Jaxon Duplex by Genesis Builder Group is a beautifully designed 3-bedroom, 2.5-bathroom home that offers modern comfort and style. The main floor features an open concept living area, highlighted by a central kitchen with a spacious island, a sleek Silgranit sink, and upgraded light fixtures, perfect for both entertaining and everyday living. The 9ft ceilings on the main floor and basement enhance the sense of space, while the upgraded railing adds an elegant touch to the main and upper floors. The master bedroom boasts a luxurious ensuite, and the convenience of upper floor laundry makes daily tasks a breeze. Additional features include a cozy fireplace in the living room, gas lines to the BBQ and range, making outdoor cooking and gourmet meals a delight. Photos are representative

Inclusions:

Property Listed By: **Bode Platform Inc.** 

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

