



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**336 FIRESIDE Drive, Cochrane T4C0X4**

MLS®#: **A2163731**      Area: **Fireside**      Listing Date: **10/24/24**      List Price: **\$555,900**  
 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: **2025**  
Lot Information  
 Lot Sz Ar: **2,765 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard**  
 Park Feat: **Parking Pad**

Finished Floor Area  
 Abv Sqft: **1,570**  
 Low Sqft:  
 Ttl Sqft: **1,570**

DOM

**90**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **0**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Vinyl Plank**  
 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:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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"

Title:  
**Fee Simple**  
 Legal Desc:

Zoning:  
**TBD**

**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: **N/A**  
**Bode Platform Inc.**

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

