



THE
A-TEAM

**RE/MAX
FIRST**

332 FIRESIDE Drive, Cochrane T4C0X4

MLS®#: **A2163737** Area: **Fireside** Listing Date: **10/24/24** List Price: **\$556,900**
 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: **1,480**
 Low Sqft:
 Ttl Sqft: **1,480**

DOM

100
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	14`10" x 13`6"
Bedroom - Primary	Upper	13`6" x 11`9"	Bedroom	Upper	9`3" x 9`10"
Bedroom	Upper	9`6" x 11`1"	Dining Room	Main	14`10" x 9`8"

Title:
Fee Simple
 Legal Desc:

Zoning:
TBD

TBD

Remarks

Pub Rmks: **Introducing the Oscar Duplex by Genesis Builder Group—a modern 3-bedroom, 2.5-bath home designed for comfort and style. This duplex features open-concept living with a spacious kitchen island, upgraded light fixtures, and a sleek Silgranit sink. The main floor and basement boast 9-foot ceilings, enhancing the sense of space and light. Enjoy the convenience of upper floor laundry and a master bedroom complete with a private ensuite. Additional highlights include upgraded railing, a side entry for potential future development, and gas lines for both your BBQ and kitchen range, making it an entertainer's dream. 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

