



THE
A-TEAM

**RE/MAX
FIRST**

328 FIRESIDE Drive, Cochrane T4C0X4

MLS®#: **A2163743** Area: **Fireside** Listing Date: **10/02/24** List Price: **\$586,900**
 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: **1,592**
 Low Sqft:
 Ttl Sqft: **1,592**

DOM

62
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	10`2" x 14`6"
Bedroom - Primary	Upper	13`6" x 11`0"	Bedroom	Upper	9`9" x 8`9"
Bedroom	Upper	9`7" x 10`6"	Flex Space	Main	12`0" x 13`0"
Nook	Main	9`0" x 10`6"			

Title:	Zoning:
Fee Simple	TBD
Legal Desc:	TBD

Remarks

Pub Rmks:	Welcome to the Luna Duplex by Genesis Builder Group, a modern 3-bedroom, 2.5-bath home that perfectly blends style and functionality. The main floor boasts 9-foot ceilings, creating an airy atmosphere in the open-concept living space, which features a spacious kitchen island, upgraded light fixtures, and a durable Silgranit sink. Entertain with ease, thanks to the gas lines to the BBQ and range. Upstairs, the convenience of a laundry room awaits, along with a luxurious master bedroom complete with an ensuite. Enhanced with upgraded railing on both the main and upper levels, this home also includes a side entry and a 9-foot ceiling in the basement, offering potential for future development. Photos are representative.
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Inclusions:	N/A
Property Listed By:	Bode Platform Inc.

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