



THE
A-TEAM

**RE/MAX
FIRST**

328 FIRESIDE Drive, Cochrane T4C0X4

MLS®#: **A2163743** Area: **Fireside** Listing Date: **10/02/24** List Price: **\$579,900**
 Status: **Active** County: **Rocky View County** Change: **-\$7k, 13-Feb** 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

143
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" | | | |

