

328 FIRESIDE Drive, Cochrane T4C0X4

A2163743 **Fireside** 10/02/24 List Price: \$579,900 MLS®#: Area: Listing

Status: Active County: **Rocky View County** Change: -\$7k, 13-Feb Association: Fort McMurray

Date:

General Information

Prop Type: Residential Sub Type: Semi Detached (Half

> Duplex) Finished Floor Area

Cochrane Abv Saft: 1,592 2025 Low Sqft:

Ttl Sqft: 1,592

2,765 sqft

<u>Parking</u>

DOM

143

<u>Layout</u>

Beds:

Baths:

Style:

Ttl Park: 2 0 Garage Sz:

3 (3) 2.5 (2 1)

2 Storey, Side by Side

Access:

City/Town:

Year Built:

Lot Sz Ar:

Lot Shape:

Lot Information

Lot Feat: Back Lane, Back Yard Park Feat:

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle** Construction:

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

Flooring:

Ext Feat: None 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:

Sewer:

Room Information

<u>Level</u> <u>Room</u> **Dimensions** <u>Level</u> **Dimensions** <u>Room</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 10`2" x 14`6" **Bedroom - Primary** 9'9" x 8'9" Upper 13`6" x 11`0" **Bedroom** Upper **Bedroom** 9`7" x 10`6" 12`0" x 13`0" Upper Flex Space Main 9'0" x 10'6" Nook Main

Legal/Tax/Financial

Title: Zoning: Fee Simple TBD

Legal Desc: TBD

Pub Rmks:

Remarks

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.

Inclusions: N

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

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

