

324 FIRESIDE Drive, Cochrane T4C0X4

A2165631 **Fireside** 10/02/24 List Price: \$559,900 MLS®#: Area: Listing

Status: Active County: **Rocky View County** Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Residential Sub Type: Semi Detached (Half

> Duplex) Finished Floor Area

Cochrane Abv Saft: 1,480

2024 Low Sqft:

Ttl Sqft:

2,731 sqft

<u>Parking</u>

1.480

DOM

<u>Layout</u>

Beds:

Baths:

Style:

Ttl Park:

Garage Sz:

3 (3)

2 0

2.5 (2 1)

2 Storey, Side by Side

51

Access:

Lot Feat: Back Lane, Back Yard Park Feat:

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Vinyl Siding, Wood Frame Heating: Forced Air

Flooring:

Ext Feat: None Carpet, Vinyl Plank Water Source: Fnd/Bsmt: **Poured Concrete**

Dishwasher, Microwave, Range, Refrigerator

Int Feat: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Walk-In Closet(s)

Utilities:

Kitchen Appl:

Sewer:

Room Information

<u>Level</u> Level <u>Room</u> **Dimensions** Room **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" **Dining Room** Main 9`8" x 14`10" **Bedroom - Primary** 13`6" x 11`9" **Great Room** Main 13`6" x 14`10" Upper **Bedroom** 11`1" x 9`6" 9`10" x 9`3" Upper **Bedroom** Upper

Legal/Tax/Financial

Title: Zoning: **Fee Simple TBD** TBD Legal Desc: Remarks Pub Rmks: Welcome to the Oscar Duplex by Genesis Builder Group, a stunning 3-bedroom, 2.5-bathroom home that combines modern design with functional living. The main floor and basement boast 9' ceilings, creating a bright and airy atmosphere throughout. The open-concept kitchen features a sleek Silgranit sink, gas line for a range, and upgraded light fixtures, perfect for both cooking and entertaining. Enjoy outdoor living with a convenient gas line to the BBQ on your back deck. A side entry offers flexibility for potential future basement development, while elegant railing adds a touch of sophistication to the space. Photos are representative Inclusions: N/A **Bode Platform Inc.** Property Listed By:

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



