



THE
A-TEAM

**RE/MAX
FIRST**

324 FIRESIDE Drive, Cochrane T4C0X4

MLS®#: **A2165631** Area: **Fireside** Listing Date: **10/02/24** List Price: **\$559,900**
 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: **2024**
Lot Information
 Lot Sz Ar: **2,731 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

122
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**
 Sewer:
 Ext Feat: **None**
 Construction: **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,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"	Dining Room	Main	9`8" x 14`10"
Great Room	Main	13`6" x 14`10"	Bedroom - Primary	Upper	13`6" x 11`9"
Bedroom	Upper	11`1" x 9`6"	Bedroom	Upper	9`10" x 9`3"

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

TBD

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:
Property Listed By: **N/A**
Bode Platform Inc.

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

