



THE A-TEAM

RE/MAX FIRST

30 FIRESIDE Point, Cochrane T4C 2C9

MLS®#: A2167757 Area: Fireside Listing Date: 09/24/24 List Price: \$1,049,000
Status: Active County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Cochrane
Year Built: 2024
Lot Information
Lot Sz Ar: 4,736 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 2,253
Low Sqft:
Ttl Sqft: 2,253

DOM

88
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 4
Garage Sz: 2

Access:

Lot Feat: Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Interior Lot, Reverse Pie Shaped Lot, Street Lighting

Park Feat:

Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized

Utilities and Features

Roof: Asphalt Shingle
Heating: In Floor, ENERGY STAR Qualified Equipment, Fireplace(s), Humidity Control
Sewer:
Ext Feat: BBQ gas line, Private Yard

Construction: Concrete, Manufactured Floor Joist, Stone, Vinyl Siding
Flooring: Carpet, Tile, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater
Int Feat: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Row 1: Nook, Main, 12`5" x 13`0", Great Room, Main, 16`6" x 14`0"

Kitchen	Main	14`8" x 12`0"
2pc Bathroom	Main	0`0" x 0`0"
Mud Room	Main	6`0" x 6`10"
Game Room	Lower	12`8" x 13`4"
4pc Bathroom	Lower	0`0" x 0`0"
Bedroom - Primary	Upper	16`6" x 13`0"
5pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	10`7" x 11`4"
Laundry	Upper	7`5" x 8`0"

Foyer	Main	10`6" x 8`6"
Pantry	Main	5`8" x 5`5"
Game Room	Lower	17`9" x 12`4"
Bedroom	Lower	11`0" x 10`8"
Furnace/Utility Room	Lower	14`1" x 8`1"
Walk-In Closet	Upper	5`6" x 9`1"
4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	11`7" x 11`4"
Bonus Room	Upper	13`6" x 19`0"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-LD
Legal Desc:	2111245

Remarks

Pub Rmks: **Welcome to the Aspen floor plan by JANSSEN HOME'S! This beautiful Janssen Home is nestled along the edge of the community on a quiet cul de sac of Fireside yet near schools, parks, restaurants, and plenty of amenities. All three levels are complete so you can enjoy the calm, backing onto a lush treed green space off the main floor large vinyl covered 12'x14' deck but also a concrete patio from the walk out level. Now, let 's take you inside starting in the foyer on the main floor, you will experience 9ft ceilings and towering 8ft doors that grant you access to the mudroom, pantry, kitchen, nook, living room and half bath. The living room focus is a gas fireplace adding comfort for family time on those chilly nights. The spacious designer kitchen includes quartz counters, under cabinet lighting and taller cabinets to ceiling that are equipped with soft close doors and drawers. The Kitchen Island houses a double re cycle bin cabinet and dishwasher and is capped off with a 15" overhang quartz counter that includes an undermount graphite sink. This chef's kitchen is adorned with Stainless Steel appliances, which includes a refrigerator, gas stove, decorative funnel fan, dishwasher and built in microwave with trim kit. On the upper floor you will find a spacious laundry room complete with window for additional light, cabinet with top mount sink and built on site shelving. Janssen Homes is known for their built on site finishing's which include the deacons bench in foyer, solid pantry shelving, lockers in mudroom, closets and built in linen on upper floor hallway which all helps with keeping life organized. Stunning vaulted ceilings add incredible height and airy feeling in Primary bedroom and bonusroom. Now, for the flooring, on the main area, stairs going up to bonusroom and in bonusroom are finished with Luxury Vinyl Plank, which is perfect for those busy homes. There is tile in the laundry room, main bath, primary ensuite and basement bath. Tile in the primary and basement bath are completed with programmable in floor heat. There is carpet on upper hallway, bedrooms, closets, recreation room and stairs going down to walk out level. Primary ensuite has an executive full tiled shower with rain head and hand shower and is in closed with a 10ml glass pivoting shower door and side panel. The primary ensuite's taller vanity cabinet is equipped with plenty of storage space and has double undermount sinks that are topped with quartz. Across from the vanity you will find a stunning oval freestanding soaker tub perfect for the end of day "me time". The main bath is finished with a fiberglass deep tub/shower for easy cleaning and the vanity is topped with quartz and also includes an undermount sink. The OVERSIZED HEATED double garage can house two vehicles and still leaves plenty of space for storage. This is a must see as there is so much more to see! Please note that the photos and video are from our previous showhomes.**

Inclusions:	N/A
Property Listed By:	Royal LePage Benchmark

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







