



THE
A-TEAM

**RE/MAX
FIRST**

22 FIRESIDE Point, Cochrane T4C 2A3

MLS®#: **A2168119** Area: **Fireside** Listing Date: **10/04/24** List Price: **\$939,000**
 Status: **Active** County: **Rocky View County** Change: **-\$10k, 14-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **5,462 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,394**
 Low Sqft:
 Ttl Sqft: **2,394**

DOM

47
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Greenbelt,No Neighbours Behind,Rectangular Lot,Views**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Cooktop,Humidifier,Microwave,Oven-Built-In,Refrigerator**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	47`7" x 42`8"	Hall	Main	49`10" x 43`4"
Pantry	Main	27`7" x 17`1"	Dining Room	Main	41`0" x 34`9"
Foyer	Main	30`6" x 20`1"	Office	Main	32`10" x 32`2"
Mud Room	Main	35`5" x 27`3"	2pc Bathroom	Main	19`8" x 16`5"

Bonus Room
Bedroom - Primary
Bedroom
Laundry

Upper
Upper
Upper
Upper

46`3" x 44`0"
49`6" x 44`0"
40`0" x 33`2"
35`9" x 16`9"

Walk-In Closet
5pc Ensuite bath
Bedroom
4pc Bathroom

Upper
Upper
Upper
Upper

35`5" x 13`5"
36`5" x 35`5"
33`2" x 33`9"
35`5" x 13`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2111245

Zoning:
R-LD

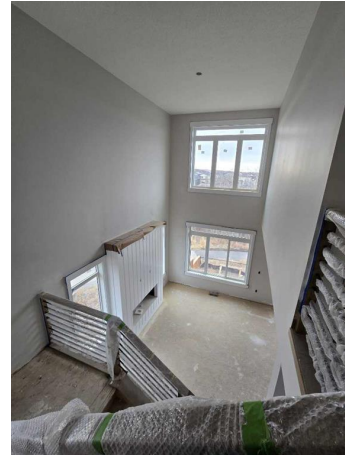
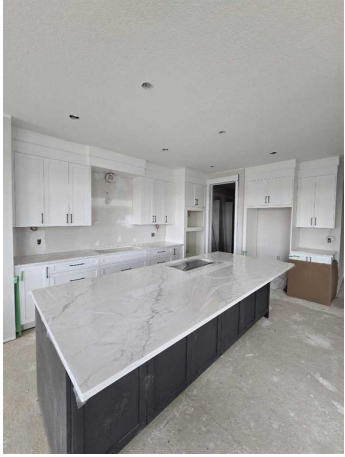
Remarks

Pub Rmks: **Brand-New Walkout Home has it all. Open Concept floor design with Open to below Feature, Triple Car Garage, Amazing Views and backs on to Green Space. This sensational residence is offered by Paragon Homes, a trusted & distinguished local builder. Timeless in design and functional in daily living, the home offers 3 spacious bedrooms, 2 1/2 Bathrooms and over 2300 sq ft of developed living area. The Main floor consists of an Office, Living Room with open to below feature and Cozy Fireplace, Nook, Mudroom, Chefs kitchen and Walkthrough Pantry. The upper floor has a total of 3 Bedrooms, Bonus room and a laundry room. The master retreat on the upper level features an elegant walk-in closet and a spa-like ensuite with dual sinks, a soaker tub and separate Custom shower with Bench. The Walkout basement is undeveloped and ready for your final touches. Product highlights: Open to below at front entry and Living room, Custom Built in closets and entertainment unit, Upgraded Lighting Package, Upgraded Plumbing Fixtures, Wainscoting, durable engineered hardwood flooring, quartz countertops, 9 ft ceilings on the main and 2nd floor, custom soft close cabinets with under Cabinet Lighting, stainless steel appliances, imported tiles, walkout Entrance and more. Living in Fireside provides easy access to Nearby parks, bike paths, Schools, Shopping and a Short Drive to the Mountains. Comes with Certified New Home Warranty.**

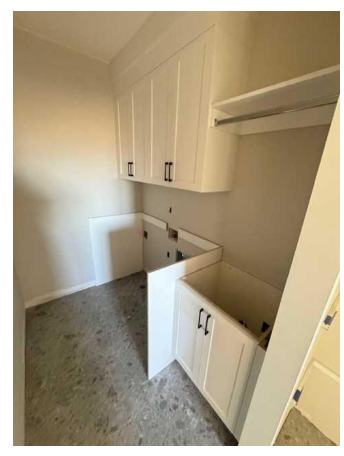
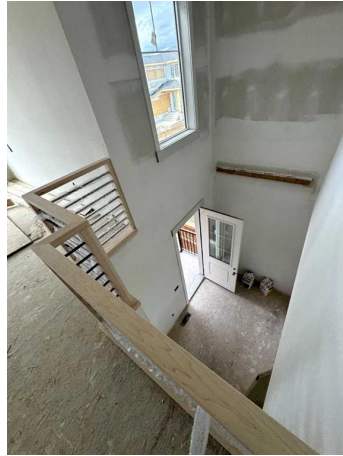
Inclusions: **N/A**
Property Listed By: **First Place Realty**

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









KITCHEN:



ALL BATHS: BASIN, FAUCET & SINK:



MASTER BATH:



22 FSP

Level 1



Level 2



22 FSP

Level 1



Level 2

