



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**112 FIRESIDE Crescent, Cochrane T4C2A3**

MLS®#: **A2173555**      Area: **Fireside**      Listing Date: **10/17/24**      List Price: **\$639,900**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2021**  
Lot Information  
 Lot Sz Ar: **3,326 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,604**  
 Low Sqft:  
 Ttl Sqft: **1,604**

DOM

**34**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **3**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Landscaped,Private**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Range,Freezer,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	15`6" x 13`4"	3pc Ensuite bath	Second	10`0" x 5`0"
Bedroom	Second	12`4" x 9`2"	Bedroom	Second	12`4" x 9`4"
4pc Bathroom	Second	8`10" x 5`0"	Bedroom	Lower	9`10" x 9`8"
4pc Bathroom	Lower	7`8" x 5`0"	2pc Bathroom	Main	10`4" x 3`0"

Legal/Tax/Financial

Title: **Fee Simple**      Zoning: **R-MX**

Legal Desc: 1512877

Remarks

Pub Rmks: **Welcome to your new home in the picturesque Fireside community of Cochrane! This stunning 4-bedroom, 3.5-bathroom residence is designed with modern living in mind and offers the perfect blend of comfort and style. As you step inside, you are greeted by a spacious and inviting foyer that leads to an open-concept main level. The bright and airy living room features large windows, flooding the space with natural light, and seamlessly flows into the dining area—perfect for entertaining family and friends. The kitchen is equipped with stainless steel appliances, beautiful quartz countertops, ample cabinetry, and a large island that provides additional seating. Whether you're preparing a quick breakfast or hosting a dinner party, this kitchen is sure to impress. Upstairs, you will find a luxurious master suite that offers a private retreat, complete with an ensuite bathroom. Two additional well-sized bedrooms provide plenty of space for family, guests, or a home office. The fully finished basement adds even more living space, perfect for a media room, play area, or gym. A large bedroom and convenient 4-piece bathroom completes this level, making it an ideal spot for guests or older children. Step outside to your beautifully landscaped backyard, an outdoor oasis perfect for summer gatherings or quiet evenings under the stars. The patio area is perfect for BBQs, while the green space offers room for kids and pets to play. Situated in the highly sought-after Fireside community, this home is just minutes away from parks, schools, and shopping. Enjoy the vibrant community atmosphere with nearby walking trails and recreational facilities. Don't miss the opportunity to make this beautiful home yours! Contact us today to schedule a viewing and experience everything this property has to offer.**

Inclusions: N/A  
Property Listed By: eXp Realty

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

















