



THE
A-TEAM

**RE/MAX
FIRST**

262 FIRESIDE Drive, Cochrane T4C 2L6

MLS®#: **A2175129**

Area: **Fireside**

Listing Date: **10/24/24**

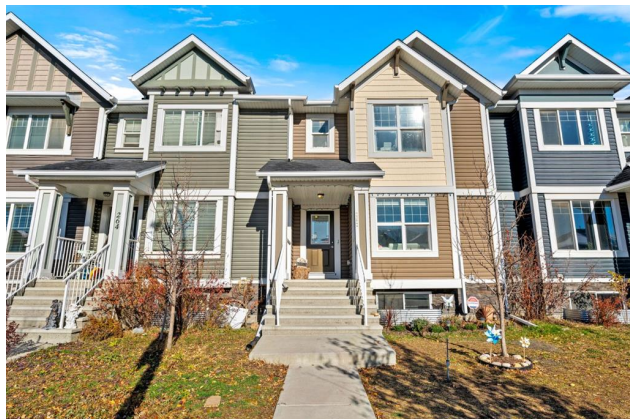
List Price: **\$490,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Cochrane**
Year Built: **2016**
Lot Information
Lot Sz Ar: **2,165 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,408**
Low Sqft:
Ttl Sqft: **1,408**

DOM

40
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking
Ttl Park: **0**
Garage Sz:

Access:
Lot Feat: **Back Lane,Back Yard,Paved**
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`1"
Foyer	Main	6`1" x 8`3"
Living Room	Main	12`1" x 16`4"
4pc Bathroom	Second	8`0" x 5`1"
Bedroom	Second	8`10" x 11`0"
Furnace/Utility Room	Basement	7`5" x 12`6"

Room	Level	Dimensions
Dining Room	Main	10`6" x 8`5"
Kitchen	Main	11`5" x 13`5"
3pc Ensuite bath	Second	5`6" x 8`1"
Bedroom	Second	9`1" x 9`6"
Bedroom - Primary	Second	12`1" x 14`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-MX

1512892

Remarks

Pub Rmks: *****NO CONDO FEE*** Welcome to 262 Fireside Drive, a beautifully maintained two-story townhome in the heart of Cochrane. This inviting home features a well-kept front yard with mature trees and a private entrance, creating a welcoming ambiance from the moment you arrive. As you step inside, you're greeted by a bright and airy living room with large windows that allow natural light to pour in, enhancing the warm and cozy atmosphere. The main floor also includes a convenient 2PC bathroom and an open layout that's ideal for entertaining. The kitchen is a chef's delight, featuring a double sink in the island with additional seating, sleek quartz countertops, and contemporary lighting. The adjoining dining room provides a lovely space for family dinners and gatherings, seamlessly blending functionality with style. On the second floor, you'll find the serene primary bedroom complete with a walk-in closet and a private ensuite bathroom, offering a personal retreat. Additionally, there are two more well-sized bedrooms, each with its own closet, additional second floor washroom, providing ample space for family or guests. The basement partially finished is a fantastic extension of the living space, featuring a versatile rec room that's perfect for relaxation or entertainment. There's also a dedicated laundry area conveniently located on the second level, a utility room, and generous storage space to keep everything organized. Step outside to enjoy the private fenced patio and porch in the backyard, an ideal setting for summer BBQs, outdoor dining, and playtime. Located in a vibrant community with nearby schools and shopping centers, this townhouse combines comfort, style, and convenience. Don't miss out on this exceptional opportunity to make this house your new home!**

Inclusions: **Shed storage at the backyard**
Property Listed By: **First Place Realty**

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



