



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**85 FIRESIDE Circle, Cochrane T4C 0Z5**

MLS®#: **A2176281**      Area: **Fireside**      Listing Date: **10/30/24**      List Price: **\$699,900**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2015**  
Lot Information  
 Lot Sz Ar: **3,567 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,916**  
 Low Sqft:  
 Ttl Sqft: **1,916**

DOM

**22**  
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,Lawn,No Neighbours Behind,Landscaped**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Walk-In Closet(s)**  
 Utilities:

Room Information

| Room             | Level    | Dimensions     | Room              | Level    | Dimensions    |
|------------------|----------|----------------|-------------------|----------|---------------|
| 2pc Bathroom     | Main     | 4`9" x 4`11"   | Dining Room       | Main     | 12`8" x 11`0" |
| Foyer            | Main     | 12`5" x 7`0"   | Kitchen           | Main     | 8`4" x 16`8"  |
| Living Room      | Main     | 13`6" x 12`2"  | 4pc Bathroom      | Upper    | 5`3" x 8`0"   |
| 5pc Ensuite bath | Upper    | 8`4" x 14`5"   | Bedroom           | Upper    | 10`6" x 12`0" |
| Bedroom          | Upper    | 10`2" x 11`11" | Laundry           | Upper    | 5`3" x 6`7"   |
| Loft             | Upper    | 15`5" x 20`6"  | Bedroom - Primary | Upper    | 12`7" x 14`5" |
| 3pc Bathroom     | Basement | 5`0" x 9`4"    | Bedroom           | Basement | 12`5" x 8`8"  |

**Game Room**

**Basement**

**14`7" x 21`1"**

**Furnace/Utility Room**  
Legal/Tax/Financial

**Basement**

**19`11" x 9`8"**

Title:  
**Fee Simple**  
Legal Desc:

**1412549**

Zoning:  
**R-MX**

Remarks

Pub Rmks: **Open House Sat Nov 02 11am - 1pm Sunday Nov 03 12pm - 2pm..... Step into this charming two-story, four-bedroom residence where comfort meets style. A spacious foyer greets you, enhanced by sleek laminate flooring and large, bright windows that fill the home with natural light. The heart of the home is the inviting kitchen, featuring a central island, elegant quartz countertops, stainless steel appliances, and a convenient corner pantry—perfect for culinary adventures and gatherings. The cozy living room, complete with a warm fireplace, flows seamlessly into the open dining area, making it ideal for family meals and entertaining. A conveniently located 2-piece bathroom rounds out the main level. Upstairs, you'll discover a versatile bonus area, perfect for a playroom, home office, or whatever your imagination can dream up. The spacious primary bedroom boasts a walk-in closet and a luxurious ensuite with double vanity sinks. Two additional well-sized bedrooms share a lovely 4-piece bathroom, while a laundry room on this level adds convenience to your daily routine. The fully finished basement offers even more living space, including a recreation room for relaxation and entertainment, an extra bedroom, and a 3-piece bathroom, perfect for guests or older children. Step outside to your backyard oasis featuring a large deck, ideal for summer barbecues, and enjoy the tranquility of backing onto green space with no neighbors behind you. Located in the vibrant Fireside community, you'll have easy access to schools, shopping, and a wealth of amenities. Don't miss the chance to make this beautiful home yours!**

Inclusions:  
Property Listed By: **None**  
**Royal LePage Benchmark**

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











