



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**77 FIRESIDE Cove, Cochrane T4C 0X3**

MLS®#: **A2177929**      Area: **Fireside**      Listing Date: **11/07/24**      List Price: **\$599,900**  
 Status: **Pending**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Cochrane**  
 Year Built: **2014**  
 Lot Information  
 Lot Sz Ar: **3,358 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front**

DOM

**13**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Pantry,Soaking Tub,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 10`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`4" x 12`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`8" x 13`4"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`11"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>12`6" x 9`6"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`0" x 13`6"</b>
<b>Laundry</b>	<b>Upper</b>	<b>6`8" x 5`0"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`1" x 8`0"</b>

**Bedroom  
Game Room**

**Upper  
Basement**

**10`3" x 10`7"  
24`4" x 26`5"**

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

**Upper  
Basement**

**11`1" x 10`5"  
9`9" x 11`2"**

Title:  
**Fee Simple**  
Legal Desc:

**1410371**

Zoning:  
**R-MX**

Remarks

Pub Rmks: **Welcome to this meticulously maintained and move-in-ready semi-detached home in the up and coming community of Fireside in Cochrane. With 3 bedrooms, 2.5 baths, and a thoughtful open-concept design, this home promises comfort and convenience, perfectly balanced with tasteful finishes and tons of natural light. Step inside to find a welcoming main floor where beautiful hardwood flooring extends throughout. The open-concept layout connects the living room, dining room, and kitchen, making this space ideal for both daily living and entertaining. Sunlight pours in through large windows, filling the space with warmth and offering serene views of the sunny south-facing backyard, which backs onto a walking path and open field. The kitchen is a standout with its stainless steel appliances, sleek granite countertops, and central island. A large walk-through pantry links the kitchen to a practical mudroom, providing seamless access and abundant storage for groceries, bags, and coats. Upstairs, the layout includes three spacious bedrooms, each thoughtfully designed for relaxation. The primary suite is a true retreat, featuring a large ensuite with dual vanities, a luxurious soaker tub, a walk-in shower, and a walk-in closet. The secondary bedrooms are also well-sized, with one bedroom offering a large walk-in closet. They share a 4-piece bath, conveniently located near the upstairs laundry area, adding to the home's practicality. The fully finished basement expands the living space with a versatile open rec room that's perfect for movie nights, a home gym, or a play area. Additional storage ensures that everything has a place, keeping your living spaces clutter-free and organized. Fireside is a vibrant and family-friendly community, with a variety of amenities just minutes away. Enjoy easy access to shops, dining, and recreational options, all while being surrounded by the natural beauty that Cochrane has to offer. This home combines a prime location with a meticulously cared-for interior, making it an inviting option for those seeking a balanced, move-in-ready property.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX First**

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









