



THE
A-TEAM

**RE/MAX
FIRST**

73 FIRESIDE Bend, Cochrane T4C 0V5

MLS®#: **A2178384** Area: **Fireside** Listing **11/09/24** List Price: **\$800,000**
 Status: **Active** County: **Rocky View County** Change: **-\$20k, 21-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **3,229 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,023**
 Low Sqft:
 Ttl Sqft: **2,023**

DOM

74
Layout
 Beds: **6 (3 3)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Street Lighting,Rectangular Lot,See Remarks**
 Park Feat: **220 Volt Wiring,Additional Parking,Alley Access,Double Garage Detached,Enclosed,Garage Door Opener,Garage Faces Rear,Heated Garage,Insulated,Oversized,See Remarks,Tandem,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air**
 Sewer:
 Ext Feat: **Other,Private Yard,Rain Gutters**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Gas Stove,Humidifier,Microwave Hood Fan,Range Hood,Refrigerator,Washer,Washer/Dryer,Water Softener**
 Int Feat: **Kitchen Island,No Smoking Home,Recessed Lighting,See Remarks,Separate Entrance,Storage,Vinyl Windows,Wired for Data,Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	6`9" x 5`2"
Kitchen With Eating Area	Main	14`8" x 13`5"
Mud Room	Main	5`5" x 4`7"
Bedroom - Primary	Second	12`5" x 11`11"
Laundry	Second	4`7" x 2`10"
Bedroom	Second	9`10" x 9`1"
Media Room	Basement	15`1" x 10`5"

Room	Level	Dimensions
Dining Room	Main	12`1" x 12`0"
Living Room	Main	14`0" x 13`11"
2pc Bathroom	Main	6`9" x 4`11"
3pc Ensuite bath	Second	8`8" x 4`11"
4pc Bathroom	Second	8`3" x 5`9"
Bedroom	Second	10`9" x 9`1"
Storage	Basement	8`8" x 4`4"

3pc Bathroom	Basement	9`3" x 4`11"	Bedroom	Basement	10`8" x 9`4"
Furnace/Utility Room	Basement	10`8" x 7`5"	Furnace/Utility Room	Suite	5`10" x 3`4"
Bedroom	Suite	11`0" x 8`4"	Bedroom	Suite	8`2" x 6`9"
Entrance	Suite	9`7" x 7`6"	Kitchen With Eating Area	Suite	12`2" x 9`7"
Living Room	Suite	10`8" x 8`11"	3pc Bathroom	Suite	8`2" x 8`1"
Laundry	Suite	4`1" x 3`0"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1310629**

Zoning: **R-MX**

Remarks

Pub Rmks: **SEPARATE 2 BEDROOM LEGAL GARDEN SUITE | MASSIVE HEATED GARAGE | 4 BEDROOM HOUSE | 3.5 BATHROOM | AIR CONDITIONED | SPRAY FOAMED EXTERIOR WALLS AND ATTIC | FULLY DEVELOPED | QUIET STREET | TOTAL OF 6 BEDROOMS AND 4.5 BATHROOMS | OVER 2500 SQUARE FEET OF DEVELOPED LIVING SPACE (including the 2 bedroom legal garden suite) | Imagine waking up in the heart of Fireside, a vibrant Cochrane community known for its unparalleled amenities and close-knit neighborhood feel. This beautiful 2-storey family home greets you each morning with warmth and elegance. As you walk through the front door, you are greeted by the open-concept living space designed for both relaxation and entertainment. The kitchen, a haven for any cooking enthusiast, is equipped with stainless steel appliances and a spacious island perfect for morning breakfasts or evening gatherings. The adjoining dining area and living room, create a seamless flow that makes hosting friends and family a joy. Finishing the main is a 1/2 bath and the convenient rear mud room. Upstairs, your sanctuary awaits. The primary bedroom offers a peaceful retreat, complete with dual closets and a luxurious 3-piece ensuite bathroom featuring a generous shower with floor to ceiling tile with 10mm glass sliding doors. The two additional bedrooms are generously sized, ideal for children or guests next to the 4-piece main bathroom and the very convenient upper laundry room. The fully-developed basement is well outfitted with a 4th bedroom, modern 3-piece bathroom, tons of storage and a very comfortable family room that is setup as a 5.1 surround sound theatre room for those family movie nights!! The oversized heated garage offers ample storage and keeps your vehicles safe from the elements. Step outside into your private backyard, a secure and inviting space for children and pets to play. Picture summer barbecues and evening gatherings with friends, all while enjoying the beauty and serenity of your surroundings. Let's not forget about the legal garden suite that is completely separate from the main house and is complete with 2 bedrooms, a full bathroom, family room, lots of storage and a generous kitchen and eating area with all the appliances you would expect in a kitchen. The legal garden suite is currently tenant occupied and rented out for \$2000/per month. This home truly has it all and so many options for families and investors. Every detail of this home has been thoughtfully designed to offer both comfort and convenience. This house is more than just a place to live—it's a place to thrive. Welcome to your next home in the friendly community of Fireside, where every day feels like a vacation and convenience is at your doorstep. Living in Fireside means more than just a owning a beautiful home, it means access to endless amenities like parks, playgrounds, walking trails, schools, shops and quick access to the Bow River and of course the Rocky Mountains just minutes West of Cochrane.**

Inclusions: **N/A**
 Property Listed By: **Real Broker**

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











