



THE
A-TEAM

**RE/MAX
FIRST**

115 FIRESIDE Parkway, Cochrane T4C 2A3

MLS®#: **A2178553**

Area: **Fireside**

Listing Date: **11/11/24**

List Price: **\$486,500**

Status: **Active**

County: **Rocky View County**

Change: **-\$10k, 24-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Cochrane**
Year Built: **2014**

Lot Information

Lot Sz Ar: **2,185 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,257**

Low Sqft:

Ttl Sqft: **1,257**

DOM

22

Layout

Beds: **4 (3 1)**

Baths: **2.0 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Back Lane, Landscaped**
Park Feat: **Off Street, Stall**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Kitchen Island, No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`3" x 18`3"	Dining Room	Main	10`10" x 11`8"
Kitchen	Main	13`3" x 16`5"	2pc Bathroom	Main	5`2" x 5`1"
Bedroom - Primary	Second	15`0" x 11`1"	Bedroom	Second	9`9" x 9`0"
Bedroom	Second	11`0" x 8`9"	4pc Bathroom	Second	8`2" x 5`4"
3pc Ensuite bath	Second	7`7" x 6`9"	Bedroom	Basement	17`3" x 11`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1410371

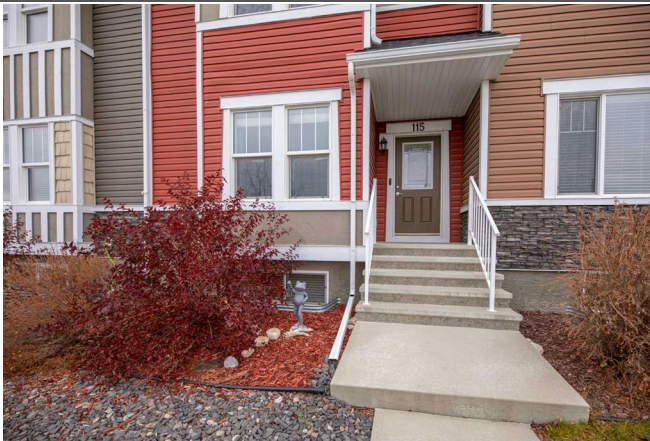
Zoning:
R-MD

Remarks

Pub Rmks: **4 BEDROOMS | ENSUITE | NO COND FEES | ACROSS FROM SCHOOLS | Welcome to 115 Fireside Parkway. Don't miss the opportunity to own this beautiful 4 bedroom home. The open floorplan is perfect for family and friends. Upper level features 3 bedrooms, including a large primary bedroom with 3pc ensuite and walk-in closet. The fourth bedroom is located in the unfinished basement, and waiting for your future plans. Book your showing today to see why Living in Cochrane is Living where you Live**

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

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





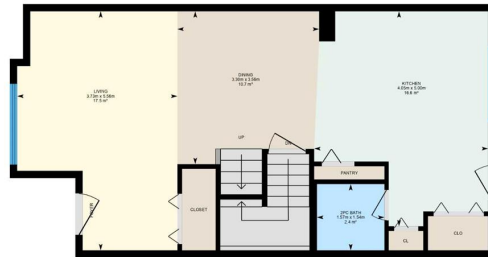






115 Fireside Pkwy, Cochrane, AB

Main Floor Exterior Area 63.32 m²
Interior Area 57.76 m²



0 1 2 m

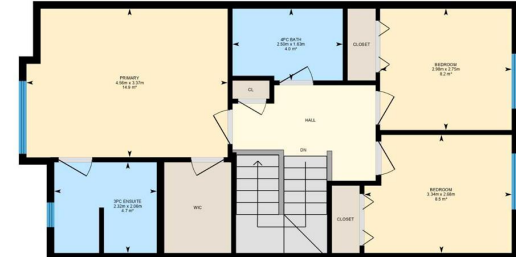
PREPARED: 2024/11/10



White regions are excluded from total floor area in BIGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

115 Fireside Pkwy, Cochrane, AB

Upper Floor Exterior Area 64.61 m²
Interior Area 53.04 m²



0 1 2 m

PREPARED: 2024/11/10



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