



THE
A-TEAM

**RE/MAX
FIRST**

46 FIRESIDE Point, Cochrane T4C2A3

MLS® #: **A2180072** Area: **Fireside** Listing Date: **11/20/24** List Price: **\$849,900**
 Status: **Active** County: **Rocky View County** Change: **-\$40k, 25-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **6,752 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,025**
 Low Sqft:
 Ttl Sqft: **2,025**

DOM

73
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer**
 Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Track Lighting, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Upper	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"
Dining Room	Main	9`0" x 13`0"	Bedroom - Primary	Upper	13`0" x 14`2"
Bedroom	Upper	10`1" x 11`8"	Bedroom	Upper	10`7" x 10`7"
Bonus Room	Upper	13`9" x 15`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
Great Room	Main	12`0" x 15`3"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

TBD

Remarks

Pub Rmks: **Welcome to the Bellevue by Calbridge Homes, a stunning 3-bedroom, 2.5-bathroom two-story home designed for modern living. Nestled on a charming pie-shaped lot, this home features a triple attached garage and an open-concept layout perfect for family life and entertaining. The L-shaped kitchen is a chef's dream, boasting a walk-through pantry that seamlessly connects to the mudroom, and a spacious island overlooking the cozy living room with a gas fireplace. The upper level offers convenience with a dedicated laundry room and a versatile bonus room with an elegant tray ceiling, providing ample space for relaxation and family activities. Experience the perfect blend of functionality and style in this exquisite home.**

Inclusions:
Property Listed By: **N/A**
Bode

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









