



THE
A-TEAM

**RE/MAX
FIRST**

6 FIRESIDE Point, Cochrane T4C2A3

MLS®#: **A2182287** Area: **Fireside** Listing Date: **12/05/24** List Price: **\$929,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **5,048 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,386**
 Low Sqft:
 Ttl Sqft: **2,386**

DOM

48
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Environmental Reserve,No Neighbours Behind,Rectangular Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Garage Control(s),Garburator,Humidifier,Microwave,Refrigerator**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,French Door,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14` 4" x 12` 11"	Kitchen	Main	13` 2" x 11` 0"
Pantry	Main	8` 5" x 5` 1"	Dining Room	Main	12` 5" x 10` 3"
Foyer	Main	9` 4" x 6` 11"	Den	Main	9` 11" x 9` 7"
Mud Room	Main	8` 9" x 8` 1"	2pc Bathroom	Main	5` 11" x 5` 0"

Bonus Room
Walk-In Closet
Bedroom
Laundry

Upper
Upper
Upper
Upper

14`11" x 13`4"
10`7" x 4`11"
12`1" x 10`2"
10`8" x 5`0"

Bedroom - Primary
5pc Ensuite bath
Bedroom
4pc Bathroom

Upper
Upper
Upper
Upper

15`0" x 13`4"
11`1" x 10`7"
10`11" x 10`3"
10`7" x 4`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2111245

Zoning:
R-LD

Remarks

Pub Rmks: **Nestled in the serene community of Fireside, this exceptional 2386 sq ft residence offers the ultimate blend of style, comfort, and functionality. Backing onto green space, the home features a triple-car garage, a side entrance, and a striking open-to-below feature. This residence is offered by Paragon Homes, a trusted & distinguished local builder. The main floor features an open-concept layout creating a sense of grandeur. The chef's kitchen boasts custom soft-close cabinetry, quartz countertops, and a walkthrough pantry, all complemented by a stylish stainless steel appliance package. The living room invites relaxation with its cozy fireplace and impressive 19 ft ceiling and large windows, while the mudroom with Custom Built ins and office enhances daily convenience. A thoughtfully designed nook area provides additional dining space for casual family meals. The upper floor has a total of 3 Bedrooms, Bonus room and a laundry room. The master retreat on the upper level features an elegant walk-in closet and a spa-like ensuite with dual sinks, a soaker tub and separate Custom shower with Bench. The basement is undeveloped with a Side Entrance, and ready for your final touches. Product highlights: Open to below at front entry and Living room, Custom Built in closets and, Upgraded Lighting Package, Upgraded Plumbing Fixtures, Garburator, Wainscotting, durable engineered hardwood flooring, quartz countertops, 9 ft ceilings on the main and 2nd floor, 8 ft Doors on the Main Floor, custom soft close cabinets with under Cabinet Lighting, stainless steel appliances, imported tiles, Side Entrance and more. Living in Fireside easy access to Nearby Daycare, parks, bike paths, School, Shopping and a Short Drive to the Mountains. Comes with a Certified New Home Warranty.**

Inclusions:
Property Listed By: **N/A**
First Place Realty

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











