



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**55 FIRESIDE Circle #110, Cochrane t4c2p5**

MLS® #: **A2185497**      Area: **Fireside**      Listing Date: **01/07/25**      List Price: **\$585,999**  
 Status: **Active**      County: **Rocky View County**      Change: **-\$14k, 20-Jan**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Cochrane**  
 Year Built: **2018**  
 Lot Information  
 Lot Sz Ar: **39,137 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Backs on to Park/Green Space**  
 Park Feat: **Double Garage Attached**

DOM

**15**  
Layout  
 Beds: **3 (1 2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow,Side by Side**  
Parking  
 Ttl Park: **3**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Central**  
 Sewer:  
 Ext Feat: **BBQ gas line**  
 Construction: **Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`0" x 13`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`5" x 8`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`5" x 12`11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`3" x 12`5"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`2" x 4`11"</b>	<b>Mud Room</b>	<b>Main</b>	<b>4`11" x 4`5"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	<b>0`0" x 0`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Game Room</b>	<b>Lower</b>	<b>13`5" x 12`10"</b>
<b>Family Room</b>	<b>Lower</b>	<b>13`4" x 12`10"</b>	<b>Den</b>	<b>Lower</b>	<b>12`4" x 7`9"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>13`4" x 12`9"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>9`11" x 9`1"</b>

Condo Fee:  
**\$424**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R-MX**

Legal Desc: **1711324**

Remarks

Pub Rmks: **YOUR NEW HOME ... is over 2000 sq ft on developed living area and is in LIKE NEW condition, and has been impeccably well maintained. Pride of ownership definitely prevails. With a total of 3 bedrooms, 2.5 bathrooms, there is plenty of room for lots of family and visitors. You will love how much light streams into the main floor and how spacious and airy it feels with the 9 ft vaulted ceilings. Step into the spacious entry way and it leads to the powder room, you are enticed to go into the beautiful kitchen with quartz counters, upgraded gas stove and stainless steel appliance package, lots of prep space on the large island & lots of cabinets. There is lots of room to host Christmas or large family events, the dining area can host a large table and the island seats 4 comfortably. It is open to the cozy living area with a gas fireplace and views to the green space behind. You can enjoy many a family BBQ on your sunny deck, or enjoy your morning coffee. The principle, main floor bedroom is a very generous size and hosts a spa like en suite with an oversized walk in shower, dual sinks and a walk in closet. The fully finished lower level has been very well planned. You will find a large family room, office area, 4 piece bathroom, 2 bedrooms and a home gym-craft room-flex room and utility-storage room. This small complex of 28 homes is very well managed, it has very quick walking access to over 4 km of pathways and wetlands. It is one of the sellers favorite features for morning and evening walks. You will love the small town feel of beautiful Cochrane, but enjoy all of major city amenities. Welcome HOME!**

Inclusions:  
Property Listed By: **MaxWell Capital Realty**

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

















