



THE
A-TEAM

**RE/MAX
FIRST**

137 FIRESIDE Place, Cochrane T4C 0R4

MLS®#: **A2186719** Area: **Fireside** Listing Date: **01/10/25** List Price: **\$599,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **3,443 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,503**
 Low Sqft:
 Ttl Sqft: **1,503**

DOM

12
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Rectangular Lot**
 Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan**
 Int Feat: **Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Tankless Hot Water**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`11" x 5`0"	Dining Room	Main	7`7" x 8`4"
Foyer	Main	5`4" x 10`4"	Kitchen	Main	16`7" x 10`0"
Living Room	Main	13`4" x 12`3"	Office	Main	8`4" x 10`0"
4pc Bathroom	Second	9`3" x 6`11"	4pc Ensuite bath	Second	9`3" x 5`8"
Bedroom	Second	9`3" x 11`7"	Bedroom	Second	9`0" x 10`3"
Bedroom - Primary	Second	11`4" x 12`4"	Walk-In Closet	Second	9`3" x 4`11"
4pc Bathroom	Lower	8`11" x 5`7"	Bedroom	Lower	10`2" x 9`6"

Game Room

Lower

19`5" x 11`5"

Furnace/Utility Room
Legal/Tax/Financial

Lower

8`11" x 13`6"

Title:
Fee Simple
Legal Desc:

1112085

Zoning:
R-MX

Remarks

Pub Rmks: *** Open House Sun Jan 26 1-3pm* Nestled on a quiet street with charming curb appeal, this fully finished home boasts over 2,000 sqft of well designed living space and is ready to impress. A welcoming front veranda invites you to sit and relax while enjoying the tranquility of this peaceful neighborhood. Step inside to discover a bright and spacious interior featuring 9' ceilings on the main floor, creating a sense of openness and comfort. The heart of the home is the gourmet kitchen, complete with granite countertops, stainless steel appliances, corner pantry and a large central island perfect for family gatherings or entertaining guests. A cozy front office offers a quiet space for work or study, while the seamless flow between the living and dining areas ensures both convenience and style. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite with a 4 piece ensuite and a massive walkin closet that's sure to impress. The convenience of top-floor laundry makes chores a breeze. The fully finished basement also with 9' ceilings offers even more living space, providing a 4th bedroom, and another 4pce bathroom, perfect for guests or extended family. Ample room for a home theater, gym, or play area. Triple pane windows throughout the home offer superior energy efficiency, while the tankless water heater ensures you'll never run out of hot water. Step outside to your private south facing backyard and enjoy the expansive deck perfect for outdoor dining, relaxing, or entertaining. The oversized detached garage offers plenty of storage and parking space, completing this exceptional home. Located in the family friendly Fireside community in Cochrane, you'll have access to picturesque pathways, parks, and green spaces, as well as top rated schools. Fireside's small town charm paired with modern conveniences makes it the perfect place to call home.**

Inclusions:
Property Listed By: **None
Real Broker**

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









