



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**195 FIRESIDE Way, Cochrane T4C 2L8**

MLS®#: **A2194355**      Area: **Fireside**      Listing Date: **02/27/25**      List Price: **\$549,900**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Cochrane**  
 Year Built: **2019**  
Lot Information  
 Lot Sz Ar: **2,903 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,359**  
 Low Sqft:  
 Ttl Sqft: **1,359**

DOM

**-0**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Level,Rectangular Lot**  
 Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear,Insulated**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Oven,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`3" x 13`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`4" x 12`4"</b>
<b>Game Room</b>	<b>Basement</b>	<b>12`4" x 10`4"</b>
<b>Laundry</b>	<b>Upper</b>	<b>3`6" x 3`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`8" x 8`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`2" x 2`11"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>10`5" x 5`10"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 9`11"</b>
<b>Family Room</b>	<b>Basement</b>	<b>17`3" x 13`5"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>11`6" x 6`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`11" x 11`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`4" x 8`10"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`10" x 4`11"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-MX**

**1513076**

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY MARCH 2 1PM - 3PM | Welcome to this beautifully designed END-UNIT townhome in the sought-after community of Fireside. With an inviting OPEN-CONCEPT main floor, this home features a bright WHITE kitchen with a large ISLAND, QUARTZ COUNTERTOPS, a gorgeous HERRINGBONE PATTERN TILE backsplash, a PANTRY, and plenty of cabinetry. The adjacent dining area flows into the cozy living room, perfect for entertaining or relaxing. A convenient 2-piece bath completes this level. Upstairs, you'll find three spacious bedrooms, including the primary bedroom with a luxurious 5-piece ENSUITE with a DOUBLE VANITY and WALK-IN CLOSET. A full 4-piece guest bathroom and an upper-floor laundry room add to the convenience. The FULLY FINISHED BASEMENT offers a large FAMILY ROOM and a versatile REC SPACE, with a rough-in for a future 4-piece bathroom. Outside, the fully fenced and landscaped backyard with a deck leads to a double detached garage with LANE ACCESS. Located close to parks, walking paths, and amenities, this home is the perfect blend of comfort and convenience. Don't miss out—book your showing today!**

Inclusions: **Blinds**  
Property Listed By: **eXp Realty**

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





