



THE
A-TEAM

**RE/MAX
FIRST**

50 FIRESIDE Point, Cochrane T4C 2C9

MLS® #: **A2196443** Area: **Fireside** Listing Date: **02/22/25** List Price: **\$914,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **9,211 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,356**
 Low Sqft:
 Ttl Sqft: **2,356**

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

Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Cul-De-Sac**
 Park Feat: **Double 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: **Dishwasher,Garage Control(s),Humidifier,Induction Cooktop,Microwave,Oven-Built-In,Refrigerator**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Soaking Tub,Sump Pump(s),Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**
 Legal Desc: **2111245**

Zoning: **R-LD**

Remarks

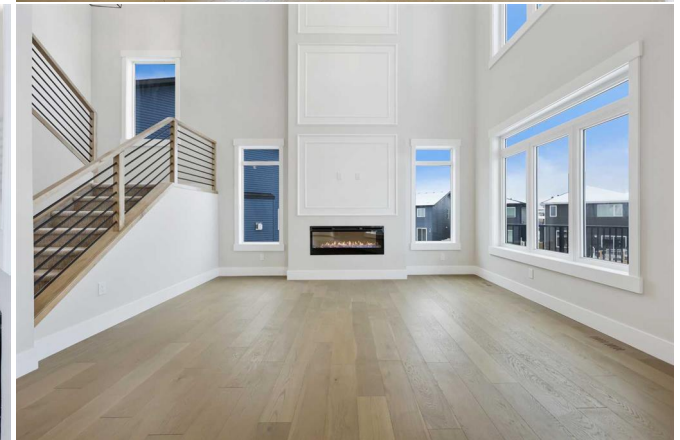
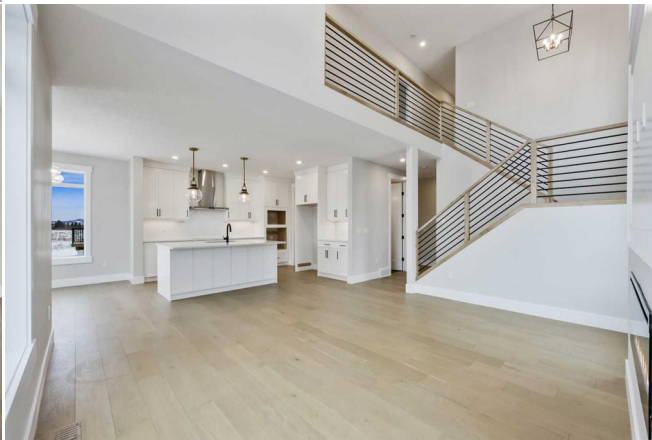
Pub Rmks: **Stunning Brand-New Walkout Home with Mountain Views. Discover luxury living in this exceptional walkout home by Paragon Homes, a trusted and distinguished local builder. Nestled in a quiet cul-de-sac in the sought-after community of Fireside, this 3-bedroom, 2.5-bathroom residence offers over 2,300 sq. ft. of thoughtfully designed living space. The main floor boasts an open-concept layout with soaring open-to-above ceilings in the living room, a cozy fireplace with a**

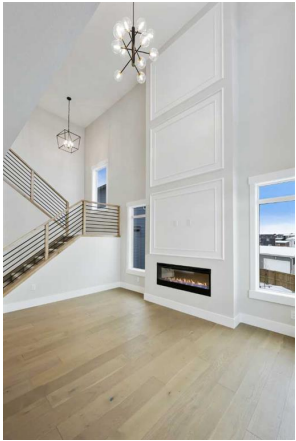
unique design, and a dedicated home office. The chef's kitchen has custom soft-close cabinetry with hidden cabinet doors behind the island, quartz countertops, Samsung stainless steel appliances, a walk through pantry, and under-cabinet lighting. A mudroom adds extra convenience for busy households. Upstairs, the master retreat offers breathtaking mountain views, an elegant walk-in closet, and a spa-like ensuite with dual sinks, a 10mm glass shower door, a luxurious soaker tub, upgraded mirrors, and imported tiles. The bonus room provides additional space for entertainment or relaxation, while a laundry room adds everyday ease. Additional highlights include: 8 ft doors on the main floor, Custom built-in closets, Durable engineered hardwood flooring, 9 ft ceilings on the main & second floor, Upgraded carpets, lighting, and plumbing fixtures, Double-car garage. The walkout basement is ready for your personal touch, offering endless possibilities for customization. Living in Fireside means easy access to parks, bike paths, schools, shopping, and a quick drive to the mountains. Plus, this home comes with a Certified New Home Warranty for peace of mind. Don't miss this rare opportunity—schedule your private viewing today!

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

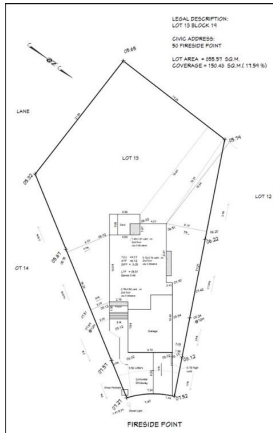












NZ36K7880US

36" Induction Cooktop

Features

- Touch-Track
- WiFi Connectivity
- Removable Control Panel Hood
- 5.5" Sensor
- 5.5" Sensor
- 5.5" Sensor
- 5.5" Sensor
- 5.5" Sensor
- 5.5" Sensor
- 5.5" Sensor

Convenience

- 5.5" Sensor
- 5.5" Sensor
- 5.5" Sensor
- 5.5" Sensor
- 5.5" Sensor
- 5.5" Sensor
- 5.5" Sensor
- 5.5" Sensor



- Available Colors
- Stainless Steel (Standard)
 - Black Stainless Steel

Signature Features

FLEX ZONE
The cooktop features a designed-in slider to adjust pot depth and width and cook multiple items.

DIGITAL ANALOG CONTROLS
The cooktop features a designed-in slider to adjust pot depth and width and cook multiple items.

VIRTUAL FLAME TECHNOLOGY
The cooktop features a designed-in slider to adjust pot depth and width and cook multiple items.

SAMSUNG

RF27CG5400SR

Large Capacity 3-Door French Door 26 cu. ft. SpaceMax™ Counter Depth Refrigerator with 4 Types of Ice

SAMSUNG



Signature Features

Large SpaceMax™ Counter Depth 26 cu. ft. Capacity
More room grows with more space to store prepared. Large 26 cu. ft. capacity fits big and bulky items and provides more access to everything you need.

Four Ice Types

Enjoy up to four ice settings with your choice of 16. Choose cubed ice or ice bars™ from the Dual Ice Maker in the freezer drawer, or opt for crushed or crushed and chew from the external dispenser.

Modern Design

A flat front design with low profile door handles and recessed drawer handles fit seamlessly into your kitchen.



- Available Colour
- Empire Bronze
 - Stainless Steel

Design

- Premium External Filtered Water and Ice Dispenser
- Large SpaceMax™ Counter Depth Capacity 26 cu. ft.
- High Efficiency LED Lighting
- Galvalume Door Bin
- Fingerprint Resistant Finish

Technology

- Wi-Fi Enabled
- Power Lock & Power Freeze
- Smart Alarm
- Alarm Filter Indicator

Performance

- Four Ice Types: Cubed, Crushed, Cubed and Chewed
- SmartThings Energy™
- Hybrid Cooling

Rating

ENERGY STAR® rated
17.9 kWh/yr

SmartThings | ThinQ Connect

NK36CB700W

36" Range Hood

SAMSUNG



Signature Features

Triple Air Sensor
• The Triple Air Sensor detects air quality and turns on 10 adjustable power levels to improve it.

Powerful Performance and Low Noise

• Powerful 100 CFM ventilation capabilities help to remove odors quickly, operating at 5 zones on Boost fan speed setting.

Wi-Fi Connectivity

• Control your hood by smartphone through the SmartThings App. Once your cooktop burner is powered on, the hood turns on.

Available Colors

- Clean Grey Panel/ Stainless Steel Duct (Standard)
- Clean White Panel/ Stainless Steel Duct
- Clean Deep Charcoal Panel/ Black Stainless Steel Duct



Features

- Triple Air Sensor
- 50 dB(A) 10 Speed in Low Mode / 89 dB(A) 100 Speed in Boost Mode
- 100 CFM Powerful, Variable Speed
- LED Display Touch Controls
- Quiet-Mode Cleaning Cycle
- Optional Recirculation Kit Available
- Optional Expansion Kit Available
- Optional Recirculation Filter Available

Convenience

- LED Bar Lighting
- Easy-to-Clean Baffle Filters

ADA Compliant

NV51CG600S

30" Single Wall Oven

SAMSUNG



- Available Colors
- Stainless Steel (NV51CG600S)
 - Matte Black (NV51CG600SMT)

Design

- Drop-Down Door Design
- Traditional Design

Features

- Steam Cook
- All-Stack Table
- All-Stack Connect
- Dual Connection
- Dual Touch Controls
- In-Door LED Display
- Steam Cook & Self-Clean
- Halogen Lights
- 2 Heavy Glass Shelves
- Gliding Rack
- Built-In Element
- 6 Rack Positions

Convenience

- Self-Clean Mode
- Delay Start
- Child Safety Lock
- Memory Mode
- Refresh Timer

Dimensions

Product Dimensions & Weight (Net/Grd)

Outside Max Wall Oven Dimensions: 29 1/4" H x 29 1/2" W x 24 1/2" D

Wall Oven Cut-Out Dimensions: 28 1/4" H x 28 1/2" W

Weight: 54.6 lbs

Shipping Dimensions & Weight (Net/Grd)

Dimensions: 33 1/2" H x 33 1/2" W x 29 1/2" D

Weight: 189.8 lbs

Warranty

One (1) Year All Parts and Labor

UPC
Stainless Steel: NV51CG600S | 88277012481
Matte Black: NV51CG600SMT | 88277012482

DW80CG4021

Samsung Dishwasher with Integrated Digital Touch Controls

SAMSUNG



Signature Features

Easy Check & Control
Take control with just one touch using an Ergonomic Hidden Touch Control panel with soft touch bar and barbed edge.

Adjustable Rack
Height adjustable upper rack makes it easy to accommodate various dishware shapes and sizes.

Stainless Steel Door
The sleek door is finished with stainless steel bars.

One Hour Wash & Dry
Just one touch starts getting dishes clean and dry much faster with the Express 60 cycle.

Available Colors

- Stainless Steel
- White



Features

- Fully Integrated Top Control
- Advanced Wash System
- Touch Control
- 6 Wash Cycles
- 3 Options
- 10 Wash Settings
- 51 dBA Noise Level

Convenience

- Control Lock
- Glass Door
- Height Adjustable Upper Rack
- Smart Lock Sensor

Rating

ENERGY STAR® 10 - Rated
2.9 kWh/yr