



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: **Pending**      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

**42**  
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

Room	Level	Dimensions
Living Room	Main	15`0" x 15`7"
Pantry	Main	5`9" x 5`7"
Foyer	Main	8`2" x 7`5"
Mud Room	Main	12`11" x 5`11"
Bonus Room	Upper	16`7" x 10`11"
Walk-In Closet	Upper	11`1" x 5`10"
Bedroom	Upper	12`7" x 9`11"
Laundry	Upper	9`7" x 5`0"

Room	Level	Dimensions
Kitchen	Main	12`10" x 12`8"
Dining Room	Main	11`11" x 9`0"
Office	Main	10`10" x 8`10"
2pc Bathroom	Main	6`5" x 4`10"
Bedroom - Primary	Upper	16`10" x 13`2"
5pc Ensuite bath	Upper	11`0" x 8`9"
Bedroom	Upper	12`6" x 9`11"
4pc Bathroom	Upper	9`11" x 4`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-LD**

**2111245**

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

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



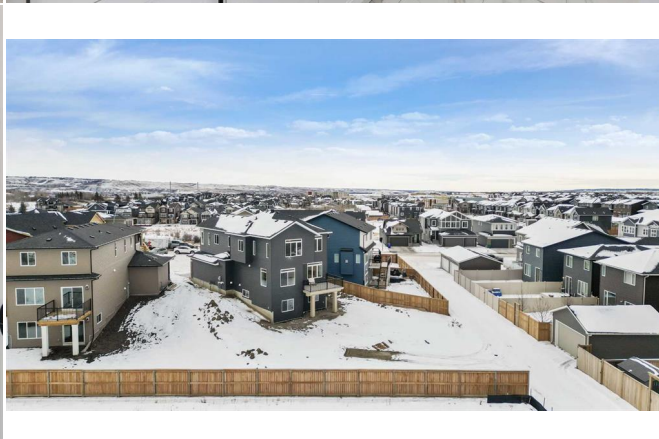


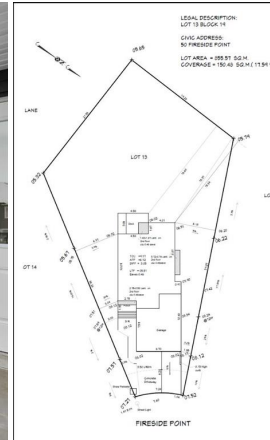












**RF27CG5400SR** **SAMSUNG**  
 Large Capacity 3-Door French Door 26 cu. ft. SpaceMax™  
 Counter-Depth Refrigerator with 4 types of Ice

**Signature Features**

**Large SpaceMax™ Counter-Depth 26 cu. ft. Capacity**  
 Save even groceries with more room to store organized. Large 26 cu. ft. capacity fits large toys, items and provides easy access to everything you need.

**Four Ice Types**  
 Choose from four ice settings with your choice of ice. Choose cubed ice or no-bleed™ from the Dual Ice Maker in the freezer drawer, or opt for crushed ice to blend for smoothies and beverages.

**Modern Design**  
 A full front design with low-profile door handles and recessed silver handle for a seamless, clean look.

**Available Colour**

Signature Assistant  
 Stainless Steel

**Design**

- Signature Assistant Filtered Water and Ice Dispenser
- Large SpaceMax™ Counter-Depth
- Capacity of 26 cu. ft.
- High-Efficiency LED Lighting
- Galvanneal Bezel Finish
- Signature Assistant
- Stainless Steel

**Technology**

- Water Filter
- Power Cool & Power Freeze
- SmartThings
- Water Filter Indicator

**Performance**

- Power Cool & Power Freeze
- SmartThings
- Water Filter Indicator
- Metal Cooling

**Rating**

ENERGY STAR® rated  
 171 kWh/yr

**NK36CB700W** **SAMSUNG**  
 36" Range Hood

**Signature Features**

**Triple Air Sensor**  
 The Triple Air Sensor detects air quality and turns on an adjustable power level to improve it.

**Powerful Performance and Low Noise**  
 Powerful 4.0 SDFM™ ventilation circulates air to remove odors, smoke, and steam, operating at 4.0 turns on based fan speed setting.

**WiFi 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 (shown)

Clean White Panel/  
 Stainless Steel Duct

Clean Deep Charcoal Panel/  
 Black Stainless Steel Duct

**Features**

- Triple Air Sensor
- 20 SDFM in Low Profile / 19 SDFM in 6" Series in Boom Mode
- 4 Fan Speeds, including Boost
- LED Display Touch Controls
- Wall Mount Chiming Style
- External Venting & Recirculating Capabilities
- Optional Recirculation Kit Available
- Optional Extension Kit Available
- Optional Recirculation Filter Available

**Convenience**

- LED Bar Lighting
- SmartThings App
- WiFi Compliant

**NV51CG600S** **SAMSUNG**  
 30" Single Wall Oven

**Available Colors**

Signature Steel  
 NV51CG600SR

Matte Black  
 NV51CG600MT

**Design**

- Drop-Down Door Design
- Transitional Design

**Features**

- Smart Cook
- Air Flow Valve
- Connection Vegetable
- WiFi Connectivity
- Dual Connection
- Digital Touch Controls
- 7 Inch LCD Display
- Smart Cook & Self-Clean
- Highly Bright
- 2 Tray Drying Backs
- Grilling Rack
- Broil Element
- 4 Rack Positions

**Convenience**

- SoftClose Valve
- Delay Start
- Child Safety Lock
- Warning Mode
- Address Sensor

**Specifications**

**Total Capacity: 51 cu. ft.**

- Smart Cook
- Connection Vegetable
- WiFi Connectivity
- Dual Connection
- Digital Touch Controls
- 7 Inch LCD Display
- Smart Cook & Self-Clean
- Highly Bright
- 2 Tray Drying Backs
- Grilling Rack
- Broil Element
- 4 Rack Positions

**Dimensions**

**Product Dimensions & Weight (Net/Grd)**  
 Dimensions: 29 1/2" x 45 1/2" x 24 1/2"  
 Wall Oven Cut-Out Dimensions:  
 28 1/2" x 42 1/2" x 23 1/2"  
 Weight: 167 lb. lbs.

**Shipping Dimensions & Weight (Net/Grd)**  
 Dimensions: 33 1/2" x 49 1/2" x 24 1/2"  
 Weight: 189 lb. lbs.

**Warranty**

One (1) Year All-Parts and Labor

**LPC**

Single Wall Oven    Model #    UPC Code  
 Signature Steel    NV51CG600SR    88017910101  
 Matte Black    NV51CG600MT    88017910102

**DW80CG402I** **SAMSUNG**  
 Samsung Dishwasher with Integrated Digital Touch Controls

**Signature Features**

**Easy Check & Control**  
 Take control with just one touch using a CapSense™ Hidden Touch Control panel with soft touch control technology.

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

**Stainless Steel Door**  
 The interior door is covered with stainless steel that's more durable.

**One Hour Wash & Dry**  
 Use to get your dishes getting ultra clean and dry much faster with the Express 60' cycle.

**Available Colors**

Stainless Steel

White

**Features**

- Easy Check & Control
- Adjustable Rack
- Touch Control
- Stainless Steel Door
- LED Bar Lighting
- SmartThings App
- WiFi Compliant

**Convenience**

- Child Lock
- Delay Start
- Touch Control
- High Adjustable Upper Rack
- Smart Cook Sensor

**Rating**

Energy Star® 100 - Rated  
 229 kWh/yr

**NZ36K7880US**  
 36" Induction Cooktop

**Features**

- Power Boost
- WiFi Connectivity
- Bluetooth Connectivity (to SmartThings)
- 15 Power Levels plus Booster
- SmartCook
- 5 Inch Air Flow Element - Including 4000 RPM Fan Motor - 171 CFM
- 100W Power
- 2 Stage Residual Heat Indicator

**Convenience**

- WiFi Connect
- Child Safety Lock
- Delay Start
- Direct Access
- Quick Start/Stop/Power Controls
- Demo Mode

**Available Colors**

Stainless Steel (shown)

Black Stainless Steel

**Signature Features**

**FLEX ZONE**

- Customize the cooktop to fit different sized cookware.

**DIGITAL ANALOG CONTROLS**

- 15 power levels, 5 inch air flow element, 4000 RPM fan motor, 171 CFM, 100W power.

**VIRTUAL FLAME™ TECHNOLOGY**

- Realistic flame effect for a more natural gas cooking experience.

**SAMSUNG**