



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**354 FIRESIDE Place, Cochrane T4C 0R5**

MLS®#: **A2197335**      Area: **Fireside**      Listing Date: **02/26/25**      List Price: **\$600,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**      Finished Floor Area  
 Year Built: **2013**      Abv Sqft: **1,581**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **3,443 sqft**      Ttl Sqft: **1,581**  
 Lot Shape:

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,Landscaped,Private**  
 Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Laminate,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **BBQ gas line**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`8" x 13`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>15`8" x 7`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`8" x 12`3"</b>	<b>Library</b>	<b>Main</b>	<b>10`8" x 6`3"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`1" x 13`10"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`2" x 11`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 11`3"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1112085**

Zoning:  
**R-MX**

Remarks

Pub Rmks:

**Stunning detached 2 story residence in a developed Cochrane community featuring: MASSIVE 24x24 (11ft ceiling) GARAGE w/ access to yard door (perfect for workshop) | OPEN FLOOR PLAN | A/C | UPGRADED FIREPLACE w/ mantel | CHIC OPEN RISER STAIRCASE | VAULTED CEILINGS IN MASTER + SPA LIKE ENSUITE | HUGE REAR DECK + FRONT PATIO | LANDSCAPED | SOUTH FACING BACK | & so much more. Step inside your sunlit modern open floor plan that connects living, dining and kitchen seamlessly leaving the space feel bright and airy. The living room has an added upgrade of a cozy electric fireplace with mantel, a great addition to the space creating a more upscale look to the home. The kitchen features: SS appliances (double door fridge), sink with window overlooking yard, eating island, quartz counters, pantry space, and plenty of cabinet space ensuring all your needs for cooking are met. Off the kitchen is a great flex space with built in desk - perfect place for a study, along with mud room with coat closets. To complete main is the half bath off the living space for privacy. Head upstairs to find 3 bedrooms. The primary being a great size with standout features like: Vaulted ceiling, walk in closet, and spa-like ensuite that has walk-in tiled shower, tub, vanity and toilet room. To complete the upper level is laundry, and another full bath. Basement has framing complete to make a great layout, and is awaiting your own creative touch to the space. Elevating the front curb appeal is the front porch. The backyard further enhancing the outdoor appeal with a huge deck, gas line to BBQ, privacy on the sides of the deck along with large trees lined against the fence, and some backyard space for the kids. To wrap this up is the one of a kind dream garage that is a massive 24x24 size with 11 ft ceilings, along with garage door on two sides making access to backyard tools, workshop needs all a breeze. Located near many great schools, parks/green areas, amenities, on a quiet street there is just so much to love in this home. Book your viewing today before its gone.**

Inclusions:  
Property Listed By:

n/a  
**RE/MAX Real Estate (Mountain View)**

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







