



THE
A-TEAM

**RE/MAX
FIRST**

32 FIRESIDE Link, Cochrane T4C 2T1

MLS® #: **A2205171** Area: **Fireside** Listing Date: **03/25/25** List Price: **\$799,900**
Status: **Active** County: **Rocky View County** Change: **-\$10k, 22-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2021**
Lot Information
Lot Sz Ar: **3,997 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,135**
Low Sqft:
Ttl Sqft: **2,135**

DOM

28
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Gas Cooktop,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`4" x 9`1"	Dining Room	Main	11`4" x 9`11"
Living Room	Main	16`4" x 13`11"	Mud Room	Main	11`5" x 10`5"
Bonus Room	Upper	14`8" x 11`11"	Laundry	Upper	7`6" x 5`5"
Family Room	Basement	21`8" x 16`4"	Furnace/Utility Room	Basement	13`10" x 8`7"
Bedroom - Primary	Upper	13`5" x 12`5"	Bedroom	Upper	10`5" x 9`5"
Bedroom	Upper	11`2" x 10`3"	Bedroom	Upper	11`0" x 10`5"
Bedroom	Basement	13`6" x 12`8"	2pc Bathroom	Main	4`11" x 4`11"
5pc Bathroom	Upper	8`9" x 7`5"	5pc Ensuite bath	Upper	10`2" x 10`0"
3pc Bathroom	Basement	8`5" x 4`11"			

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-MX
Legal Desc:	1712511

Remarks

Pub Rmks:	<p>OPEN HOUSE SATURDAY APRIL 26 11AM - 2PM Welcome to your dream home in Fireside—where style, space, and function come together! Just minutes from the school, this location is perfect for busy families. Step inside to a bright, open-concept main floor with brand-new luxury vinyl plank flooring and large windows that fill the space with natural light. A cozy gas fireplace with a stone surround anchors the living room, making it the perfect spot to unwind. The kitchen is a total showstopper—white cabinetry, quartz countertops, a herringbone tile backsplash, island with breakfast bar, and a corner pantry. The custom mudroom adds serious convenience with built-in lockers, cabinets, and granite counters. From the dining area, step out to your oversized composite deck with privacy walls—ideal for outdoor entertaining. The east-facing backyard offers alley access and morning sunshine. Upstairs, you’ll find 4 spacious bedrooms, including a dreamy primary suite with a spa-like 5-piece ensuite and walk-in closet. A large bonus room adds extra living space, while the kids’ wing features 3 bedrooms and a bathroom with dual sinks and a separate tub/shower. The fully finished basement boasts 9’ ceilings, a huge rec room, 5th bedroom with sound dampening, and a full 3-piece bathroom. Bonus features: oversized double attached garage with bike racks + heating rough-in, and central A/C for year-round comfort. Don’t miss out—homes like this don’t come along often in Fireside!</p>
Inclusions:	All Lighting Fixtures Attached, TV Wall Mount, Built-In in Mudroom, Bike Racks
Property Listed By:	eXp Realty

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







