

22 Fireside Point
Cochrane, Alberta

MLS # A2168119



\$939,000

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,394 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Greenbelt, No Neighbours Behind, Rectangular Lot, V		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Brand-New Walkout Home has it all. Open Concept floor design with Open to below Feature, Triple Car Garage, Amazing Views and backs on to Green Space. This sensational residence is offered by Paragon Homes, a trusted & distinguished local builder. Timeless in design and functional in daily living, the home offers 3 spacious bedrooms, 2 1/2 Bathrooms and over 2300 sq ft of developed living area. The Main floor consists of an Office, Living Room with open to below feature and Cozy Fireplace, Nook, Mudroom, Chefs kitchen and Walkthrough Pantry. The upper floor has a total of 3 Bedrooms, Bonus room and a laundry room. The master retreat on the upper level features an elegant walk-in closet and a spa-like ensuite with dual sinks, a soaker tub and separate Custom shower with Bench. The Walkout basement is undeveloped and ready for your final touches. Product highlights: Open to below at front entry and Living room, Custom Built in closets and entertainment unit, Upgraded Lighting Package, Upgraded Plumbing Fixtures, Wainscoting, durable engineered hardwood flooring, quartz countertops, 9 ft ceilings on the main and 2nd floor, custom soft close cabinets with under Cabinet Lighting, stainless steel appliances, imported tiles, walkout Entrance and more. Living in Fireside provides easy access to Nearby parks, bike paths, Schools, Shopping and a Short Drive to the Mountains. Comes with Certified New Home Warranty.