



**2 Fireside Point
Cochrane, Alberta**

MLS # A2126558



\$945,000

Division:	Fireside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,238 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard		

Heating:	ENERGY STAR Qualified Equipment, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Tray Ceiling(s)

Inclusions: N/A

This Elegant and Fresh Janssen Homes Ltd Build is waiting for you! This beautiful home is located on a corner lot backing onto a small park where you will find the community gardens and access to walking paths. With extensive upgrades in one of the most family friendly Cochrane communities, Fireside. This home is under construction and will have 2,238 sq.ft. 3 bedroom, 2.5 bath, 2-storey of sublime space and will be completed with superior extras and finishing's. Main floor open-concept layout includes living room with fireplace, gourmet kitchen with upgraded full height kitchen cabinets, soft close drawers/doors, quartz counters, undermount sink, island with eating bar, plus 5 S/S appliances. Large, bright dining area with 8' sliding doors opening onto spacious deck & yard. Upper stairwell is open from below to upper floor adding even more light in this gorgeous home. Upper level includes primary retreat, ensuite with soaker tub, separate walk-in tiled shower, dual sinks, walk-through closet to laundry room, an additional 4-pce bath, two more bedrooms & spacious Bonus Room capped with a painted tray ceiling!. This home has a full-sized 26'x24' (WOW) double attached garage with operator. Additional Features Include: ' main ceilings, luxury vinyl plank, railing with metal spindles, gas fireplace with tile surround, tiled backsplash, Primary Ensuite and main bath come with quartz countertops and chrome fixtures. All closets and pantry are furnished with on site built in shelving! A Spacious 10/12' x 28' rear deck is also included! At this time the new homeowner can make all interior color selections, so to add your personal touch, now is the time to purchase. Additional added features - AC Roughed in and the common wall between the bonusroom and primary are complimented with Green glue and double drywall to give you some added quiet

space between rooms!! Alberta New Home Warranty: 1 yr comprehensive, 2 yrs HVAC, electric, plumbing, 5 yrs building envelope, 10 yrs structural. ****PHOTOS and VIRTUAL TOUR ARE OF A PREVIOUS BUILD WITH DIFFERENT COLOR OPTIONS AND SOME FINISHINGS****