



**GRASSROOTS**  
REALTY GROUP

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**1102, 250 Fireside View  
Cochrane, Alberta**

**MLS # A2221641**



**\$385,000**

<b>Division:</b>	Fireside		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,127 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 353
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

A RARE FIND—This beautiful townhouse comes with TWO TITLED PARKING STALLS, including a fully covered stall, and a highly sought-after second stall right at your doorstep! Welcome to this impeccably maintained and stylish END UNIT TOWNHOUSE, nestled in the highly desirable community of Fireside. From the moment you step inside, you'll be captivated by the MODERN FINISHES and thoughtful design throughout. The kitchen is a true showstopper, featuring SLEEK QUARTZ COUNTERTOPS, stainless steel appliances, and a functional island—perfect for meal prep and entertaining. The open-concept layout flows seamlessly into the dining area, which offers direct access to your PRIVATE FRONT BALCONY—ideal for summer BBQs or a quiet morning coffee. The main floor also hosts a convenient 2-piece powder room and a utility/storage room, offering practicality without compromising on style. Throughout the home, you'll find BEAUTIFUL HARDWOOD FLOORS and upgraded plush carpeting for added comfort. Upstairs, unwind in your spacious and airy primary retreat, complete with a walk-in closet and exclusive access to a SECOND PRIVATE BALCONY—the perfect spot to relax and recharge! The 4-piece main bathroom is elegantly finished with QUARTZ COUNTERTOPS and modern fixtures. The second bedroom offers incredible flexibility—ideal as a guest room, home office, or creative studio space. Located in a vibrant, family-friendly neighbourhood, Fireside offers a RICH LIFESTYLE with walking trails, playgrounds, schools, local amenities, and EASY ACCESS to both Calgary and the Rocky Mountains. Whether you're commuting or exploring, this location truly offers the best of both worlds. THIS HOME IS THE FULL PACKAGE. Don't miss your opportunity to call this stunning property home—schedule your

private viewing today!