



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1203, 250 Fireside View
Cochrane, Alberta**

MLS # A2230637



\$363,900

Division:	Fireside		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,152 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 346
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Portable AC unit

Welcome to this stylish and newer built townhome, backed by a new home warranty for peace of mind! Step inside to a bright and airy living space with an open floor plan that's perfect for both relaxing and entertaining. The modern kitchen features sleek stainless steel appliances, quartz countertops, and ample storage, which are ideal for home chefs and weekend brunches alike. Keep yourself cool during the summer with a portable AC included. Upstairs, you'll find two versatile bedrooms: the primary includes a spacious walk-in closet, while the second bedroom opens to a private balcony that is perfect for morning coffee, a home gym, or welcoming guests. Included is a separate storage space big enough to fit 8 winter tires in! Located just a 45-minute drive to the mountains while still being only a 30-minute drive to the city, this home offers the best of both worlds. Enjoy plenty of street parking for friends and family, many local shops and restaurants nearby and treat yourself to the best ice cream in town, within driving distance. Whether you're starting fresh or downsizing smart, this townhome has all the charm and convenience you're looking for. Contact your favourite realtor today for a viewing!