



GRASSROOTS
REALTY GROUP

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**1009, 250 Fireside View
Cochrane, Alberta**

MLS # A2230645



\$379,900

Division:	Fireside		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,132 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Paved, Stall, Titled		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Paved, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 339
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan		

Inclusions:	Not applicable
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Welcome to this well-kept 2-bedroom, 1.5-bathroom townhome in the vibrant and friendly community of Fireside—an ideal place to call home. The spacious entryway leads into a bright, open-concept main floor featuring 9-foot ceilings, large windows, and a cozy living room with a private front balcony—perfect for enjoying summer BBQs or morning coffee in the sun. The modern kitchen is designed for both cooking and entertaining, with a large island and stainless steel appliances, all flowing seamlessly into the dining area for easy hosting. Upstairs, you'll find two comfortable bedrooms, a full 4-piece bathroom, and a convenient laundry area with a full-sized washer and dryer. The primary retreat offers a walk-in closet and exclusive access to a second private balcony—your own quiet escape to relax and recharge. Enjoy the ease of your own parking stall and heated storage unit, along with a pet-friendly complex that takes care of snow removal and landscaping. With parks, shops, restaurants, and schools just a short walk away—and quick access to both the city and the mountains—this townhome offers not just comfort, but a lifestyle. Book your private showing today!

Available for Immediate Possession