



GRASSROOTS
REALTY GROUP

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**2205, 250 Fireside View
Cochrane, Alberta**

MLS # A2231248



\$439,900

Division:	Fireside		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,592 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 320
Basement:	None	LLD:	-
Exterior:	Other	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home		

Inclusions: Natural Gas BBQ

Welcome to your dream unit! Well designed and spacious. Its ready to move in, being vacant and freshly repainted on all three floors. The heart of the home is the stunning kitchen, where you can create your culinary treats under the soft glow of designer lights. Soft close kitchen cabinets ensure smooth functionality, while the kitchen sink and appliances have been carefully selected (Whirlpool) for both style and durability. For outdoor cuisine, enjoy a free bonus natural gas BBQ on the balcony. Experience indoors cooking on a natural gas stove. Relax and unwind in the spacious living area, where upgraded laminate flooring on the main level with high quality carpet flowing upstairs creates a cosy atmosphere. Each of the two bedrooms comes complete with its own ensuite bathroom, offering privacy and convenience for you and your guests. Both bedrooms have large walk-in closets. As a convenience, the laundry room is situated on the upper level between both bedrooms. No detail has been overlooked in this beautiful townhouse. From the fact of no more cold vehicles with an indoor attached garage to the convenience of stepping indoors from your vehicle, this tastefully designed lower level awaits you. This property offers the perfect blend of luxury and functionality. Located in the sunny and vibrant community of Fireside, you are just minutes away from the mountains, snowboarding, skiing, hiking, and fishing. You are also walking distance to all amenities, parks and schools. This is a rare opportunity to own a perfect residence in one of Alberta's most sought after locations. Book your showing today!