



GRASSROOTS
REALTY GROUP

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1004, 250 Fireside View
Cochrane, Alberta

MLS # A2234665



\$469,900

Division:	Fireside		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,133 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	3
Garage:	Attached Carport, Guest, Off Street, Titled		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 318
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this immaculate 3-bedroom, 3-bathroom bungalow-style condo with over 2,600 sqft of developed living space in the desirable community of Fireside, Cochrane. This well-maintained main-floor unit offers the ease of single-level living with the added bonus of a fully finished basement—perfect for families, downsizers, or anyone seeking a low-maintenance lifestyle in a scenic and quiet setting. Enjoy peaceful views of open green space and the serene Bullrush Pond wetlands right out your back door. Tucked away in a quiet area with no through traffic, this home offers both privacy and convenience, with quick access to Hwy 22 and the Trans-Canada Highway for easy commuting to Calgary, Canmore, or Banff. You're also just minutes from downtown Cochrane, schools, shopping, and walking paths. The main floor features a bright open-concept layout with wide plank flooring throughout the living areas. The kitchen offers ample counter and cupboard space, upgraded stainless steel appliances, and a central island with a breakfast bar—ideal for entertaining or everyday living. Two bedrooms share a well-appointed 4-piece bathroom, and a large main-floor storage room adds functional versatility. The fully finished basement provides a spacious recreation room, a third bedroom with closet, and another full 4-piece bathroom—perfect for guests, older children, or a home office setup. Additional features include a titled, covered parking stall with plug-in just steps from your private entry, and a fenced front patio space to enjoy your morning coffee. This home offers a rare combination of comfort, convenience, and natural beauty. Come see what Fireside and Cochrane have to offer—you won't be disappointed.

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