



**GRASSROOTS**  
REALTY GROUP

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**1506, 250 Fireside View  
Cochrane, Alberta**

**MLS # A2246506**



**\$419,000**

<b>Division:</b>	Fireside		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,553 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 327
<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>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** Window coverings

**PRICE DROP FOR QUICK SALE.** Welcome to this beautifully upgraded 3-storey end unit townhome in the vibrant Vantage Fireside community! This bright CORNER END UNIT offers EXTRA WINDOWS for exceptional natural light and nearly 1,552 sqft of stylish living. The main floor features a versatile OFFICE/DEN and access to the DOUBLE ATTACHED GARAGE. On the second level, enjoy an open-concept layout with POT LIGHTS IN THE LIVING ROOM, a spacious dining area, and a modern kitchen complete with STAINLESS STEEL APPLIANCES, PENDULUM LIGHTS OVER THE ISLAND, FULL-HEIGHT CABINETS (CABINETS UP TO CEILING), and a generous PANTRY. The COVERED BALCONY includes a GAS LINE, perfect for year-round BBQs. Upstairs, the PRIMARY BEDROOM easily fits a KING-SIZED BED and includes an ENSUITE, a WALK-IN CLOSET WITH WINDOW, and an OVERSIZED WINDOW for added natural light. The SECONDARY BEDROOMS are spacious as well—one easily accommodates a QUEEN BED. Convenient WHIRLPOOL LAUNDRY is located on the UPPER FLOOR next to the bedrooms. Additional highlights include UPGRADED LAMINATE FLOORING, WHITE LIGHT BULBS THROUGHOUT, and an ABUNDANCE OF SUNLIGHT thanks to the extra windows. The community also offers easy access to SHOPPING, SCHOOLS, PARKS, and WALKING TRAILS, making this home the perfect blend of comfort, style, and convenience.