



GRASSROOTS
REALTY GROUP

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

**1414, 250 Fireside View
Cochrane, Alberta**

MLS # A2253060



\$374,900

Division:	Fireside		
Type:	Residential/Other		
Style:	Townhouse-Stacked		
Size:	1,141 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	1
Garage:	Owned, Stall, Titled		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped		

Heating:	Central, Floor Furnace, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 346
Basement:	None	LLD:	-
Exterior:	Unknown	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows		
Inclusions:	None		

Location, Location, Location!! Welcome To Vantage At Fireside. This Upper Level 2BR, 1.5 Bath Chester Model Boasts Quartz Counters Throughout, Laminate Main Floor, 2 Generous Size Balconies, Beautifully Upgraded Cabinets With Tons Of Natural Light In This South Facing Unit. This Completely Move-In Ready Home Is Perfect For 1st Time Buyers, Downsizers Or Even As An Investment. Separate Titled Storage And Titled Parking Stall As Well As Additional Storage In Utility Room And Laundry Room. Perfect For a Small Family, Walking Distance To Schools, Medical/Dental Offices, Restaurants, Bullrush Park & Ample Walking/Biking Trails. Only A 5-8 Minute Drive To Large Grocery, Retail, Dog Parks, SLS Recreation Centre For Fitness, Skating, Swimming, Pickle Ball & Several Other Activities For The Entire Family. Enjoy A Day Trip To The Mountains In Less Than 50 Minutes, Lake Louise (90 Minutes), Ghost Lake (25 Minutes) And Calgary Is Less Than 20 Minutes Away. Fantastic Location To Enjoy Everything Cochrane & Surrounding Area Has To Offer.