

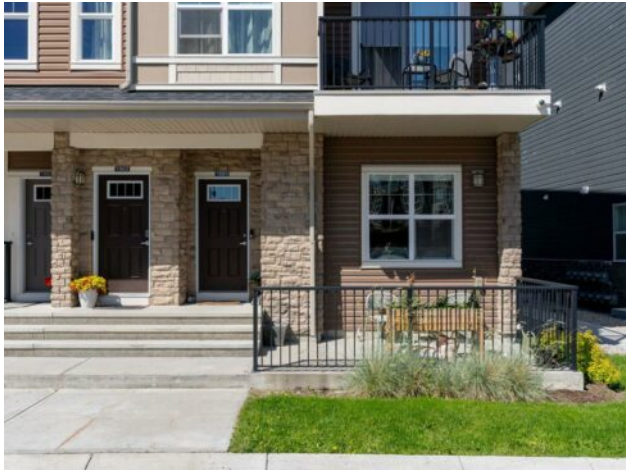


GRASSROOTS
REALTY GROUP

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**1001, 250 Fireside View
Cochrane, Alberta**

MLS # A2257798



\$419,000

Division:	Fireside		
Type:	Residential/Other		
Style:	Bungalow		
Size:	901 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 256
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: Lower level: Large bolted picture on the wall at the bottom of the stairs, bolted decorative wall mirror in the recreation / family room, shelves on walls in primary and nursery bedrooms.

Welcome to this stunning bungalow style end unit condo in Cochrane's desirable Fireside community! Step inside to an inviting open concept main floor featuring a stylish kitchen with stainless steel appliances, quartz countertops, a central island, and plenty of cabinetry. You'll also find two spacious bedrooms, a full bathroom, and a bright living and dining area with modern finishes throughout. This former Calbridge show home showcases beautiful upgrades and quality touches. The fully finished basement expands your living space with a large family/recreation room, an additional bedroom, office, second full bathroom, generous storage, and a convenient laundry area with full-sized washer and dryer. Outside, enjoy a cozy partially covered front patio and the ease of a titled, partially covered parking stall just steps from your door. Perfectly located within walking distance to parks, pathways, ponds, schools, pharmacy, dentists, shops, and restaurants. Just an approximate 4 minute drive to Highway 22 and another 6 minutes gets you onto the Trans Canada Highway for easy commuting to Calgary or off to your adventure in the Rocky Mountains! Whether you're downsizing, buying your first home, or simply seeking low-maintenance living with plenty of space, this rare bungalow style condo is a must see!