

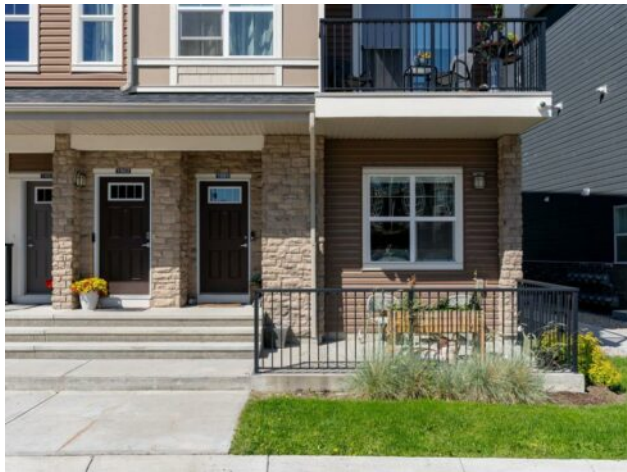


**GRASSROOTS**  
REALTY GROUP

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

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

**MLS # A2257798**



**\$435,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 247
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters		

**Inclusions:** Upper level: large picture in the nursery bedroom. Lower level: Large picture on the wall at the bottom of the stairs, decorative wall mirror in the recreation / family room, Large picture above the table in the recreation / family room.

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. Originally built as a Calbridge show home, this property showcases thoughtful 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—with quick access to Highway 22 for easy commuting. 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. Book your showing today!