



GRASSROOTS
REALTY GROUP

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**803, 250 Fireside View
Cochrane, Alberta**

MLS # A2262937



\$369,900

Division:	Fireside		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,206 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Carport, Titled		
Lot Size:	0.03 Acre		
Lot Feat:	Greenbelt, Other, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 353
Basement:	None	LLD:	-
Exterior:	Asphalt, Concrete, Other, Stone	Zoning:	(R-MD)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Natural Woodwork, Open Floorplan, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning and immaculately maintained townhome located in the highly desirable community of Fireside in Cochrane, where breathtaking views of the pond and surrounding green space provide a tranquil, nature-inspired backdrop to everyday living. This thoughtfully designed home showcases a beautiful blend of modern style and everyday functionality, featuring upscale finishes such as wide plank laminate flooring, soft plush carpeting, elegant porcelain tiles, soaring 9-foot ceilings, and energy-efficient LED lighting throughout. The heart of the home is the gourmet kitchen, equipped with sleek quartz countertops, crisp white Euro shaker-style cabinetry, stainless steel appliances, a convenient breakfast bar for casual dining, soft-close pull-out drawers, and a spacious pantry that ensures ample storage. The open concept is filled with natural light that flows seamlessly from an abundance of large windows and patio doors, onto two private balconies, offering a perfect extension of your living space where you can enjoy morning coffee's or unwinding in the evening while soaking in peaceful views of the pond and green space. Upstairs, you'll find two generously sized bedrooms, including a bright and spacious primary retreat complete with a large walk-in closet, along with a stylish full bathroom, - and an additional powder room on the main level, both featuring quartz countertops and chic, modern light fixtures. The home also includes a full-sized laundry area with a stacked washer and dryer conveniently located on the upper floor, wide staircases for easy access, and a spacious utility room for extra storage. There is also a larger, separate dedicated storage unit, and a titled parking stall just steps from the front entrance. Situated in a well-managed, family-friendly complex with ample visitor parking, this property is ideally located just steps

away from scenic walking paths, tranquil ponds, a gazebo, benches, and beautifully landscaped green spaces, making it perfect for peaceful walks, picnics and outdoor relaxation. Fireside is a vibrant and growing community offering excellent schools, charming local eateries, shopping, and all the essential amenities you need, all just minutes from the heart of Cochrane—making this home the perfect combination of comfort, convenience, and modern living; "Don't miss the opportunity to make it yours."