



GRASSROOTS
REALTY GROUP

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**802, 250 Fireside View
Cochrane, Alberta**

MLS # A2266283



\$359,000

Division:	Fireside		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,228 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 353
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Storage		

Inclusions: window coverings

This well-kept home in The Vantage at Fireside truly stands out for its care and attention to detail. As you enter, you're greeted by a generous front foyer with upgraded tile flooring—durable, attractive, and offering ample room for outerwear. Head up to the main level, where you'll find a bright, open living space that combines the kitchen, dining, and living areas. The kitchen features sleek white cabinetry, light quartz countertops, luxury vinyl flooring, stainless steel appliances, and a functional island perfect for casual meals or meal prep. Just off the living room, a private balcony offers the ideal spot for grilling, unwinding, or enjoying your morning coffee. You'll also find a hallway closet, a convenient half bath with added storage and quartz counters. The top floor includes a 4-piece bathroom, separate laundry, and two well-sized bedrooms - one with a lovely private balcony, providing versatility for family, guests, or a home office setup. Come see this fantastic property for yourself—schedule a showing, fall in love, and make it yours! Fireside offers fast access to Calgary and the mountains, along with a growing list of amenities: schools, parks, pathways, playgrounds, shops, dining options, and much more.