



GRASSROOTS
REALTY GROUP

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**811, 250 Fireside View
Cochrane, Alberta**

MLS # A2276457



\$350,000

Division:	Fireside		
Type:	Residential/Five Plus		
Style:	2 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:	Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 358
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: n/a

Welcome to this beautifully maintained townhome in the sought-after community of Fireside in Cochrane. Offering thoughtful upgrades at an affordable price, this home is the perfect blend of comfort, style, and convenience. The main level features wide-plank vinyl flooring and 9-foot ceilings that enhance the bright, open-concept layout. The gourmet kitchen is a standout, showcasing quartz countertops, white Shaker-style cabinetry, stainless steel appliances, and a spacious pantry. A large island provides plenty of room for meal prep and effortless entertaining. Natural light pours in through oversized windows and a sliding door that leads to your private balcony. A convenient half bath and laundry room complete this floor. Upstairs, you'll find two generously sized bedrooms, including a lovely primary suite with a walk-in closet. A full bathroom serves this level, offering plenty of space for daily routines. The unit comes with a storage unit - separate from the unit - perfect for storing bikes, tires etc. Another added bonus! This well-managed, family-friendly complex is ideally located just steps from schools, Bullrush Park, scenic walking paths, ponds, and green spaces. Fireside is a vibrant and growing community with excellent schools, a new skatepark, restaurants, shopping, fitness options, and recreation facilities. Commuters will appreciate the easy access into Calgary, while outdoor enthusiasts will love being minutes from the mountains. Whether you're a first-time buyer, investor, or looking to downsize, this home is an exceptional opportunity. Don't miss your chance—book your viewing today! Please see i-guide view in attachments