



GRASSROOTS
REALTY GROUP

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

MLS # A2278791



\$348,900

Division:	Fireside		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,206 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Owned, Stall, Titled		
Lot Size:	0.00 Acre		
Lot Feat:	Greenbelt, Other, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	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:	All appliances, ceiling fans, light fixtures, Curtain rods, shelving.		

Welcome to this immaculate, upgraded townhome in the desirable community of Fireside, Cochrane, featuring peaceful pond and green space views that create a tranquil, nature-inspired setting. The bright, open-concept layout showcases a modern kitchen with quartz countertops, white European-style cabinetry with custom PULL-OUT shelving, stainless steel appliances, island with breakfast bar and PANTRY. Also features wide plank flooring, plush carpets, 9-foot ceilings, quartz counters throughout, and energy-efficient LED lighting. Large windows flood the home with natural light and patio doors open to two private balconies with views of the pond, ideal for morning coffee or evening relaxation. The home offers two spacious bedrooms, including a primary bedroom with a walk-in closet, a full bathroom and a stylish powder room, upper-floor laundry, ample in-unit storage, as well as a designated enclosed, heated storage unit and a titled parking at the side of your front door, just perfect for off loading groceries and everyday errands. Located in a well-managed, family-friendly complex close to schools, parks, walking paths, shopping, and recreation, with easy access to Calgary and approximately one hour from Banff and Canmore, this home delivers exceptional value and lifestyle.