



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

**MLS # A2278791**



**\$352,800**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 365
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Concrete, Other, Stone	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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 beautifully maintained and thoughtfully upgraded townhome in the sought-after community of Fireside, offering peaceful pond and green space views that create a serene, nature-inspired backdrop to everyday living. The bright, open-concept layout features a modern kitchen with quartz countertops, white European-style cabinetry with custom pull-out shelving, stainless steel appliances, a spacious island with breakfast bar, plus a convenient pantry. The home showcases wide plank flooring, plush carpeting, 9-foot ceilings, quartz counters throughout, and energy-efficient LED lighting, while large windows fill the space with natural light and patio doors lead to two private balconies overlooking the pond—perfect for morning coffee or relaxing evenings. The main level also features a stylish 2-pce bath (powder room) for added convenience. This thoughtfully designed home offers two spacious bedrooms, including a primary bedroom with a walk-in closet, along with a full bathroom, upper-floor laundry, and a spacious utility room with ample in-unit storage; there is also a designated enclosed heated storage (unit F), and titled parking both conveniently located beside the front door, ideal for unloading groceries and everyday errands. Situated in a well-managed, family-friendly complex close to schools, parks, walking paths, shopping, and recreation in Cochrane, the property also provides easy access to Calgary and is approximately one hour from the mountain destinations of Banff and Canmore, combining comfort, style, and functionality, offering exceptional value for the discerning buyer.