



**GRASSROOTS**  
REALTY GROUP

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**401, 250 Fireside View  
Cochrane, Alberta**

**MLS # A2280703**



**\$409,900**

<b>Division:</b>	Fireside		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	901 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Stall, Titled		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Corner Lot, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 283
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** NONE

OPEN HOUSE THIS SAT 1-3 ! VACANT ! ,BUNGALOW - style townhouse with TWO TITLED parking stalls. This is a very comfortable and practical floor plan with 2 bedrooms and 4 piece bathroom on the main floor with an kitchen/ dining room concept open to the living room. The basement development has a third bedroom ,full bathroom ,a laundry in the furnace room area ,a nice family room and lots of storage .Tandem parking stalls are at your front door provide two spots.! Very affordable and comfortable living with guest parking close by and post box at your close convenience. VACANT FOR QUICK POSSESSSION!