



**412, 250 Fireside View
Cochrane, Alberta**

MLS # A2292824



\$355,000

Division:	Fireside		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,208 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 358
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home		

Inclusions: N/A

Enjoy breathtaking pond and wetland views from this like-new 2-storey townhome offering over 1,000 sq ft of bright, modern living space. Tucked away at the quiet back of the complex, this beautifully finished home combines peaceful surroundings with convenient access to everyday amenities. Step inside through your private entrance to an open and thoughtfully designed floor plan featuring gorgeous laminate flooring, upgraded lighting, and large windows that fill the home with natural light. The stylish U-shaped kitchen is perfect for entertaining with granite countertops, subway tile backsplash, stainless steel appliances including an upgraded full-size fridge, and an oversized island with flush eating bar. The kitchen flows seamlessly into the spacious dining and living areas, creating a warm and inviting space to gather. Patio doors off the dining area lead to a generous balcony overlooking the serene pond and surrounding wetlands—an ideal place to enjoy morning coffee or evening sunsets. Upstairs offers two spacious bedrooms, including a primary retreat with its own private balcony, plus a full bathroom and convenient upper-floor laundry with a washer and dryer. Additional features include titled parking, dedicated storage, visitor parking, and low condo fees, making this home ideal for low-maintenance living. Located just minutes from local amenities with quick highway access for easy in-and-out of town, this home is perfectly positioned for both convenience and adventure—only about an hour's drive to Canmore, and within easy reach of Calgary, Ghost Lake, and the breathtaking Rocky Mountains. Move-in ready and beautifully maintained — this one is not to be missed.