



**413, 250 Fireside View
Cochrane, Alberta**

MLS # A2299201



\$349,900

Division:	Fireside		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,123 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	\$ 297
Basement:	None	LLD:	-
Exterior:	Concrete, Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: N/A

Welcome to Fireside, one of Cochrane's most loved communities, where everything you need is just steps away. From schools and parks to local shops, restaurants, and pathways, this is a place where everyday living feels easy and connected. This well-kept 2-bedroom, 2-bathroom townhome offers a bright, open-concept layout with large south-facing windows that bring in beautiful natural light throughout the day. The main level features a spacious living and dining area, complemented by a modern kitchen with quartz countertops, stainless steel appliances, and plenty of room to gather. A convenient 2-piece bathroom and access to your private balcony complete this level, perfect for soaking up the sun or unwinding in the evening. Upstairs, you'll find two generously sized bedrooms, a full bathroom, and a dedicated laundry area. The upper level also offers a second, covered balcony, giving you even more space to relax and enjoy the outdoors. With two balconies, functional living space, and thoughtful finishes throughout, this home strikes a great balance between comfort and low-maintenance living. Parking stall and dedicated storage are also included. Set in a family-friendly neighbourhood and just minutes from Fireside School, scenic pathways, and natural surroundings, including nearby wetlands and ranchland, you'll also appreciate the quick access to Hwy 22 and the TransCanada for an easy commute to Calgary or a weekend escape to the mountains. Book your showing today!