



**2202, 250 Fireside View
Cochrane, Alberta**

MLS # A2300464



\$420,000

Division:	Fireside		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,519 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Other, See Remarks, Views		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 327
Basement:	None	LLD:	-
Exterior:	Concrete, Other, Stone, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE SAT April 11, 12PM-2PM Welcome to Unit 2202 at 250 Fireside View, a thoughtfully upgraded townhome located in the heart of the Fireside community in Cochrane. With excellent natural light and views of the green space directly outside your front door, this home offers a bright and welcoming atmosphere from the moment you arrive. The open concept main floor is designed for both everyday living and entertaining, featuring a modern kitchen with a new LG oven, a new kitchen tap, ample cabinetry, and a wall mounted fireplace that adds warmth and character to the living space. Large windows and upgraded blinds in the living room allow sunlight to pour in throughout the day, creating an inviting and comfortable environment. Just off the kitchen, the half bath has been refreshed with a new marble vanity, adding a subtle touch of luxury. The top floor features two generous bedrooms, one with a walk in closet, each with its own private ensuite and oversized windows that fill the space with natural light. A conveniently located laundry room and updated laminate flooring throughout the upper level and stairway complete the space. Additional improvements throughout the home enhance both functionality and comfort, including thoughtful lighting upgrades, ceiling fans, and added storage in the garage. Fireside is a community designed around connection, convenience, and everyday enjoyment. Step outside to access an extensive network of pathways, nearby green spaces, and thoughtfully planned outdoor amenities that encourage an active, community focused lifestyle. Residents enjoy access to a community garden, preserved natural areas, and a newly built outdoor rink, along with two nearby schools within walking distance. With easy access in and out of Cochrane, commuting to Calgary or heading west to the mountains is simple and efficient, while everyday

amenities remain close at hand. This is a neighbourhood that continues to grow with intention, offering a strong sense of community and long term appeal.