



**102, 250 Fireside View  
Cochrane, Alberta**

**MLS # A2199094**



**\$449,900**

<b>Division:</b>	Fireside		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,429 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 326
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to Fireside in Cochrane! This beautifully maintained townhouse is a must see for so many reasons! Upon entering, you will find your main floor flex room, which is great for a home office or gym. Your DOUBLE attached garage is an added bonus, with space for extra storage. Upstairs you are greeted by an open concept space, flooded with natural light from all of the large windows. Your galley style kitchen has a large island with extra seating, granite counters, stainless steel appliances, and ample cupboard space. Large dining area with access to your covered balcony that has a gas hook up for those summer BBQ's! Living room is cozy yet spacious! Upstairs, you will find two large primary bedrooms, both with 4pc ensuites & walk in closets! Enjoy the convenience of your upper floor laundry room with extra storage. Located close to all amenities, schools, as well as quick access to Calgary or the mountains! This home is move in ready, so book your showing today!!