



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1009, 250 Fireside View
Cochrane, Alberta**

MLS # A2312813



\$349,900

Division:	Fireside		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,132 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Paved, Stall, Titled		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Paved, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan		

Inclusions: Not applicable

Welcome to the highly sought-after community of Fireside - one of Cochrane's most popular neighbourhoods, known for its family-friendly feel, mountain views, connected pathways, and community activities. This spacious 2-bedroom, 1.5-bathroom townhome offers a functional layout, modern finishes, and everyday convenience. The generous entryway leads into a bright open-concept main floor with 9-foot ceilings and large windows that bring in plenty of natural light. The living room opens onto a private balcony, creating the perfect space for morning coffee and summer BBQs. The kitchen is designed with style and practicality, featuring a large island, stainless steel appliances, and a seamless flow into the dining area for easy entertaining. Upstairs, you'll find two comfortable bedrooms, a full 4-piece bathroom, and convenient upper-floor laundry with a full-sized washer and dryer. The primary bedroom offers a walk-in closet and its own private balcony - a great place to relax at the end of the day. Additional features include an assigned parking stall and a heated storage unit for extra convenience. The complex is pet friendly and takes care of snow removal and landscaping, making for low-maintenance living year-round. Located close to schools, parks, pathways, shops, restaurants, a community garden, sports fields, and outdoor rink, with quick access to both Calgary and the mountains, this home is a great opportunity for first-time buyers, downsizers, or investors alike. Book your showing today!