



GRASSROOTS
REALTY GROUP

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

MLS # A2316929



\$339,000

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
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 358
LLD:	-
Zoning:	R-MD
Utilities:	-

Inclusions: N/A

Enjoy breathtaking pond and wetland views from this beautifully maintained 2-storey townhome offering 1,208 sq ft of bright, modern living space. Tucked away at the quiet back of the complex, this home perfectly blends peaceful surroundings with everyday convenience and quick access to adventure. Step inside through your private entrance to a thoughtfully designed open-concept floor plan featuring gorgeous laminate flooring, upgraded lighting, and oversized windows that flood the home with natural light. The stylish U-shaped kitchen is ideal for entertaining, complete with granite countertops, subway tile backsplash, stainless steel appliances including an upgraded full-size fridge, an oversized island with flush eating bar, and plenty of workspace for cooking and gathering. The kitchen flows seamlessly into the spacious dining and living areas, creating a warm and inviting atmosphere. Patio doors off the dining area lead to a generous balcony overlooking the serene pond and surrounding wetlands, the perfect place to enjoy your morning coffee, unwind at sunset, or simply take in the peaceful scenery. Upstairs offers two spacious bedrooms, including a relaxing primary retreat complete with its own private balcony and walk-in closet, plus a full bathroom and convenient upper-floor laundry with washer and dryer included. Additional features include titled parking, a private storage locker conveniently located behind the home, nearby Canada Post community mailboxes, visitor parking, and low condo fees, making this home ideal for low-maintenance living. Located in the highly desirable community of Fireside, you'll love the easy access to nearby walking trails and pathways just steps from your door. Surrounded by beautiful wetlands and nature, the area is perfect for peaceful walks, morning jogs, or simply enjoying the outdoors year-round.

You're also just minutes from everyday amenities, including the newly developed Co-op grocery store less than a 5-minute drive away. Commuting is effortless with quick highway access, making it easy to get in and out of Calgary while also being perfectly positioned for weekend escapes to Canmore, Banff, Ghost Lake, and the breathtaking Rocky Mountains. Move-in ready, beautifully maintained, and surrounded by nature, this exceptional home offers the perfect blend of comfort, convenience, and everyday escape.