



GRASSROOTS
REALTY GROUP

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709, 250 Fireside View
Cochrane, Alberta

MLS # A2330709



\$332,000

Division:	Fireside		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,251 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parking Lot, Stall, Titled		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Gazebo, Gentle S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 358
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Open Floorplan		

Inclusions: N/A

The one with the view. Every so often a property comes along where one feature does all the talking. At Unit 709, it's the balcony. The outlook runs wide open across Fireside's pond, where birdlife gathers in the reeds and walking paths wind down to a covered picnic area at the water's edge. No rear neighbours. Just water and sky. The interior holds up its end. High ceilings make the 1,252 sq. ft. live larger than it reads on paper, granite counters anchor the kitchen, and two bedrooms, one with its own balcony, plus two baths across two levels suit a first home just as well as a simpler next chapter. Fireside itself has walking paths and parks woven through the community, schools close by, and both Calgary and the mountains within easy reach. And the kicker: it's priced below recent comparable sales. Come see it in person — the balconies make the argument better than I can.