

1411, 250 Fireside View  
Cochrane, Alberta

MLS # A2253067



## \$369,900

|                  |                      |               |                  |
|------------------|----------------------|---------------|------------------|
| <b>Division:</b> | Fireside             |               |                  |
| <b>Type:</b>     | Residential/Other    |               |                  |
| <b>Style:</b>    | Townhouse-Stacked    |               |                  |
| <b>Size:</b>     | 1,129 sq.ft.         | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 2                    | <b>Baths:</b> | 1 full / 1 half  |
| <b>Garage:</b>   | Owned, Stall, Titled |               |                  |
| <b>Lot Size:</b> | 0.03 Acre            |               |                  |
| <b>Lot Feat:</b> | Garden               |               |                  |

|                    |                                                                                                                                            |                   |        |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Central, Floor Furnace, Forced Air                                                                                                         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                                                                             | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                            | <b>Condo Fee:</b> | \$ 346 |
| <b>Basement:</b>   | None                                                                                                                                       | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Unknown                                                                                                                                    | <b>Zoning:</b>    | R-MD   |
| <b>Foundation:</b> | Poured Concrete                                                                                                                            | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Chandelier, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows |                   |        |
| <b>Inclusions:</b> | None                                                                                                                                       |                   |        |

Location, Location, Location!! Welcome To Vantage At Fireside. **\*\*End Unit\*\*** This Upper Level 2BR, 1.5 Bath Chester Model Is Situated On The South East Corner Of The Building. This Home Boasts Quartz Counters Throughout, Laminate Main Floor, 2 Generous Size Balconies, Beautifully Upgraded Cabinets With Tons Of Natural Light In This South/East Facing Unit. This Completely Move-In Ready Home Is Perfect For 1st Time Buyers, Downsizers Or Even As An Investment. Separate Titled Storage And Titled Parking Stall As Well As Additional Storage In Utility Room And Laundry Room. Perfect For a Small Family, Walking Distance To Schools, Medical/Dental Offices, Restaurants, Bullrush Park & Ample Walking/Biking Trails. Only A 5-8 Minute Drive To Large Grocery, Retail, Dog Parks, SLS Recreation Centre For Fitness, Skating, Swimming, Pickle Ball & Several Other Activities For The Entire Family. Enjoy A Day Trip To The Mountains In Less Than 50 Minutes, Lake Louise (90 Minutes), Ghost Lake (25 Minutes) And Calgary Is Less Than 20 Minutes Away. Fantastic Location To Enjoy Everything Cochrane & Surrounding Area Has To Offer.