

**803, 250 Fireside View
Cochrane, Alberta**

MLS # A2262937



\$354,880

Division:	Fireside		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,206 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Owned, Stall, Titled		
Lot Size:	0.03 Acre		
Lot Feat:	Greenbelt, Other, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 353
Basement:	None	LLD:	-
Exterior:	Asphalt, Concrete, Other, Stone	Zoning:	(R-MD)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Natural Woodwork, Open Floorplan, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	All appliances, ceiling fans, light fixtures, Curtain Rods, shelving		

Welcome to this stunning, Immaculate townhome located in the highly desirable community of Fireside in Cochrane, where breathtaking views of the pond and surrounding green space provide a tranquil, nature-inspired backdrop to everyday living. This upgraded home shows 10/10 and features a modern style with everyday functionality and boost upscale finishes such as wide plank flooring, soft plush carpeting, elegant porcelain tiles, soaring 9-foot ceilings, and energy-efficient LED lighting throughout. The heart of the home is the gourmet kitchen, equipped with sleek quartz countertops, white Euro shaker-style cabinetry, stainless steel appliances, a convenient breakfast bar, soft-close pull-out drawers, & pantry. The open concept is filled with natural light that flows seamlessly from an abundance of large windows and patio doors, onto two private balconies, offering a perfect extension of your living space where you can enjoy morning coffee's or unwinding in the evening while soaking in the view of the pond and green space. There are two generously sized bedrooms, including a bright, spacious primary retreat complete with a large walk-in closet, along with a stylish full bathroom. An elegant half bath (powder room) with both bathrooms featuring quartz countertops and chic, modern light fixtures. The home also includes a full-sized laundry area with a stacked washer/dryer conveniently located on the upper floor, wide staircases for easy access, and a spacious utility room with extra storage, as well as a larger, separate dedicated storage unit, and a titled parking stall siding to your front door, conveniently located for off loading groceries and every day errands. Situated in a well-managed, family-friendly complex, this property is ideally located just steps to schools, Bullrush Park, scenic walking paths, ponds, gazebo, benches, and green spaces, making

it perfect for peaceful walks, and outdoor relaxation. Fireside is a vibrant and growing community offering excellent schools, parks, New skatepark, eateries, shopping, fitness and recreation facilities, and all essential amenities- easy access to the mountains with approximately 1 hour drive to Banff and Canmore, where you can enjoy close up views of the Rocky Mountains and world-class hiking in summer or Ski trips in the Winter and only minutes to Calgary. Great value for the discerning buyer.