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803, 250 Fireside View Cochrane, Alberta

MLS # A2262937



\$359,900

Division: Fireside Type: Residential/Five Plus Style: 2 Storey Size: 1,206 sq.ft. Age: 2019 (6 yrs old) **Beds:** Baths: 1 full / 1 half Garage: Owned, Stall, Titled Lot Size: 0.03 Acre Lot Feat: Greenbelt, Other, Views

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Tile, Vinyl Plank Roof: Condo Fee: \$ 353 Asphalt **Basement:** LLD: None Exterior: Zoning: Asphalt, Concrete, Other, Stone (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

Open house Sat 15th Nov 12.30-3.00 pm. Welcome to this stunning, 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 beautifully upgraded home shows 10/10 and features a modern style with everyday functionality and boosts 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, crisp white Euro shaker-style cabinetry, stainless steel appliances, a convenient breakfast bar for casual dining, soft-close pull-out drawers, and 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, and an elegant half bath (powder room) both 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. There is also a larger, separate dedicated storage unit, and a titled parking just a step from your front door, making it convenient for everyday errands. Situated in a well-managed, family-friendly complex, this property is ideally located just steps to Bullrush Park with scenic walking paths, ponds,



gazebo, benches, and landscaped green spaces, making it perfect for peaceful walks, and outdoor relaxation. Fireside is a vibrant and