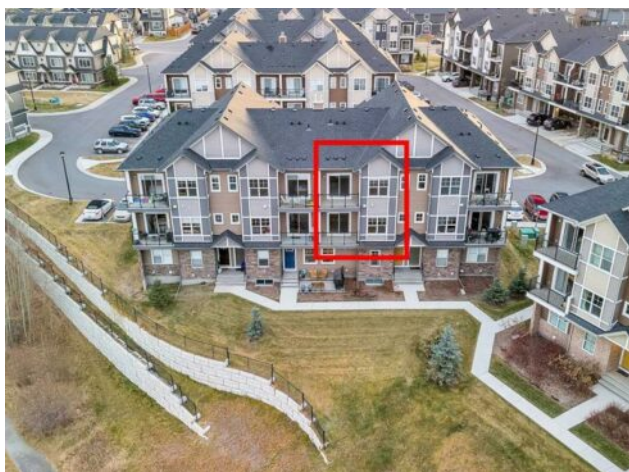


**710, 250 Fireside View
Cochrane, Alberta**

MLS # A2270029

\$364,900



Division:	Fireside		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,238 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Beach, Conservation, Creek/River/Stream/Pool		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 346
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	(R-MD)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	none		

BEST LOCATION IN THE COMPLEX | UNOBSTRUCTED POND VIEWS | IMMACULATE & MOVE-IN READY | Welcome to your new home in Fireside, Cochrane! With 2 bedrooms, 1.5 baths, and stunning unobstructed pond views, this property truly stands out. Step inside to find neutral tones and vinyl plank flooring that create a warm, inviting atmosphere. The modern kitchen features a large quartz island, stainless steel appliances, and ample cabinet space—perfect for everyday living or entertaining. Enjoy your morning coffee or unwind at sunset on the front deck overlooking the pond and walking paths (no parking lot views here!). Upstairs, you'll find two generous bedrooms—each with a walk-in closet—plus a stylish 4-piece bath and convenient upper-floor laundry. An upgraded blind package adds a sleek, modern touch and extra privacy. Additional perks include a titled parking stall and a private, assigned storage locker with its own entrance—ideal for bikes, gear, or seasonal items. The vibrant Fireside community offers everything you need right at your doorstep—restaurants, boutiques, medical and dental offices, playgrounds, and scenic walking paths. Families will love the proximity to Fireside K—8 School (Rocky View Schools) and Holy Spirit K—6 School (Calgary Catholic School District). Located just 10 minutes to Hwy 1, enjoy quick access east to Calgary or west to the mountains. This is your chance to join one of Cochrane's most desirable communities—move-in ready and waiting for you!