

**701, 250 Fireside View
Cochrane, Alberta**

MLS # A2277473



\$410,701

Division:	Fireside		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	989 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2
Garage:	Covered, Owned, Stall, Titled		
Lot Size:	0.04 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 285
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Primary Downstairs, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	TV Wall Mount in the Living		

Welcome to a home that makes moving forward feel simple. This turnkey bungalow-style end unit offers over 1,800 sq ft of fully finished living space, combining a thoughtful layout, flexible rooms, and a move-in-ready feel that suits buyers who value clarity and comfort. Whether you're purchasing your first home, right-sizing your space, or looking for a low-maintenance option that fits a busy lifestyle, this home is designed to meet you where you are. The main floor is bright and open, with natural light flowing through the living and dining areas. The kitchen anchors the space with stainless-steel appliances, a generous central island, and a layout that works just as well for everyday living as it does for relaxed entertaining. A dedicated office is tucked neatly to the side, offering a quiet place to work or focus without interrupting the flow of the home. Two well-sized bedrooms and a full bathroom complete the main level with comfort and practicality. Downstairs, the fully finished lower level expands the living space in a way that feels intentional and flexible. A spacious recreation room provides room to unwind or host, while the primary bedroom offers a private retreat with a walk-in closet and ensuite. An additional office or flex space adapts easily to changing needs, and a dedicated laundry area with extra storage keeps daily routines simple and organized. Outside, the front-facing patio is ideal for morning coffee or winding down in the evening. A titled covered parking stall just steps from the door adds everyday convenience and peace of mind. This is a home that feels settled, well laid out, and ready to step into. No unnecessary complexity. No waiting to make it livable. Just a clear, comfortable path to ownership in a space that fits real life. Book your private showing today to see how easily this home could be your next move and let's make YOUR dreams...

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