

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

**MLS # A2278791**



# \$348,900

<b>Division:</b>	Fireside		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,206 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Owned, Stall, Titled		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Greenbelt, Other, Views		

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

Welcome to this immaculate, upgraded townhome in the desirable community of Fireside, Cochrane, featuring peaceful pond and green space views that create a tranquil, nature-inspired setting. The bright, open-concept layout showcases a modern kitchen with quartz countertops, white European-style cabinetry with custom PULL-OUT shelving, stainless steel appliances, island with breakfast bar and PANTRY. Also features wide plank flooring, plush carpets, 9-foot ceilings, quartz counters throughout, and energy-efficient LED lighting. Large windows flood the home with natural light and patio doors open to two private balconies with views of the pond, ideal for morning coffee or evening relaxation. The home offers two spacious bedrooms, including a primary bedroom with a walk-in closet, a full bathroom and a stylish powder room, upper-floor laundry, ample in-unit storage, as well as a designated enclosed, heated storage unit and a titled parking at the side of your front door, just perfect for off loading groceries and everyday errands. Located in a well-managed, family-friendly complex close to schools, parks, walking paths, shopping, and recreation, with easy access to Calgary and approximately one hour from Banff and Canmore, this home delivers exceptional value and lifestyle.