

**1009, 250 Fireside View**  
**Cochrane, Alberta**

**MLS # A2312813**



**\$349,900**

|                  |                                               |               |                  |
|------------------|-----------------------------------------------|---------------|------------------|
| <b>Division:</b> | Fireside                                      |               |                  |
| <b>Type:</b>     | Residential/Five Plus                         |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                            |               |                  |
| <b>Size:</b>     | 1,132 sq.ft.                                  | <b>Age:</b>   | 2017 (9 yrs old) |
| <b>Beds:</b>     | 2                                             | <b>Baths:</b> | 1 full / 1 half  |
| <b>Garage:</b>   | Paved, Stall, Titled                          |               |                  |
| <b>Lot Size:</b> | -                                             |               |                  |
| <b>Lot Feat:</b> | Back Lane, Landscaped, Paved, Street Lighting |               |                  |

|                    |                                                  |                   |        |
|--------------------|--------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate                                 | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                  | <b>Condo Fee:</b> | \$ 350 |
| <b>Basement:</b>   | None                                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                  | <b>Zoning:</b>    | R-MD   |
| <b>Foundation:</b> | Poured Concrete                                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Open Floorplan |                   |        |
| <b>Inclusions:</b> | Not applicable                                   |                   |        |

Welcome to the highly sought-after community of Fireside - one of Cochrane's most popular neighbourhoods, known for its family-friendly feel, mountain views, connected pathways, and community activities. This spacious 2-bedroom, 1.5-bathroom townhome offers a functional layout, modern finishes, and everyday convenience. The generous entryway leads into a bright open-concept main floor with 9-foot ceilings and large windows that bring in plenty of natural light. The living room opens onto a private balcony, creating the perfect space for morning coffee and summer BBQs. The kitchen is designed with style and practicality, featuring a large island, stainless steel appliances, and a seamless flow into the dining area for easy entertaining. Upstairs, you'll find two comfortable bedrooms, a full 4-piece bathroom, and convenient upper-floor laundry with a full-sized washer and dryer. The primary bedroom offers a walk-in closet and its own private balcony - a great place to relax at the end of the day. Additional features include an assigned parking stall and a heated storage unit for extra convenience. The complex is pet friendly and takes care of snow removal and landscaping, making for low-maintenance living year-round. Located close to schools, parks, pathways, shops, restaurants, a community garden, sports fields, and outdoor rink, with quick access to both Calgary and the mountains, this home is a great opportunity for first-time buyers, downsizers, or investors alike. Book your showing today!