



THE
A-TEAM

**RE/MAX
FIRST**

250 FIRESIDE View #1201, Cochrane T4C2M2

MLS®#: **A2116326**

Area: **Fireside**

Listing Date: **03/20/24**

List Price: **\$439,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Cochrane

Year Built:

2024

Lot Information

Finished Floor Area

Abv Sqft:

899

Low Sqft:

Ttl Sqft:

899

Lot Sz Ar:

Lot Shape:

DOM

60

Layout

Beds:

3 (2 1)

Baths:

2.0 (2 0)

Style:

Stacked Townhouse

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Low Maintenance Landscape

Assigned,Stall

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave,Range,Refrigerator

Int Feat:

Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Stone Counters,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main		4pc Bathroom	Basement	
Living Room	Main	10`8" x 12`6"	Dining Room	Main	7`2" x 10`6"
Bedroom	Main	14`0" x 10`2"	Bedroom	Main	11`0" x 8`6"
Game Room	Basement	16`11" x 18`8"	Den	Basement	8`4" x 8`6"
Bedroom	Basement	16`0" x 13`6"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$260		Fee Simple	TBD
		Fee Freq:	
		Monthly	
Legal Desc:	TBD		Remarks
Pub Rmks:	Welcome to the Assiniboine II townhouse by Calbridge Homes, featuring a contemporary 3-bedroom, 2-bathroom layout that emphasizes both style and functionality. The kitchen boasts upgraded backsplash, quartz countertops, and a convenient island, seamlessly flowing into the open-concept living and dining areas, perfect for entertaining. Two main floor bedrooms offer versatility and comfort, while a private patio for outdoor relaxation allows for outdoor enjoyment. Downstairs, a developed lower level hosts an additional bedroom and bathroom, providing extra space for guests or flexible living arrangements. With its modern design and quality finishes, the Assiniboine II townhouse offers the ideal combination of comfort and sophistication for modern living. *Photos are representative*		
Inclusions:	N/A		
Property Listed By:	Bode Platform Inc.		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



