



THE
A-TEAM

**RE/MAX
FIRST**

250 FIRESIDE View #1207, Cochrane T4C2M2

MLS®#: **A2116440**

Area: **Fireside**

Listing Date: **04/04/24**

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

45

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,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave,Range,Refrigerator

Int Feat:

Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,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	0`0" x 0`0"	4pc Bathroom	Basement	0`0" x 0`0"
Living Room	Main	10`8" x 12`6"	Dining Room	Main	7`2" x 10`6"
Bedroom - Primary	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:	Step into luxury living with the Assiniboine II townhouse crafted by Calbridge Homes. This chic abode features a sleek 3-bedroom, 2-bathroom layout designed to harmonize style with practicality. Entertain effortlessly in the upgraded kitchen adorned with quartz countertops, a stylish backsplash, and a functional island, seamlessly connected to the airy living and dining spaces. Enjoy the versatility of two main floor bedrooms, while the secluded patio outdoors beckon you to unwind. Below, discover a fully developed lower level presenting an additional bedroom and bathroom, catering to guests or adaptable living needs. Experience the epitome of modern living with the Assiniboine II townhouse, where contemporary design and premium finishes converge to create a haven of comfort and refinement. *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



