

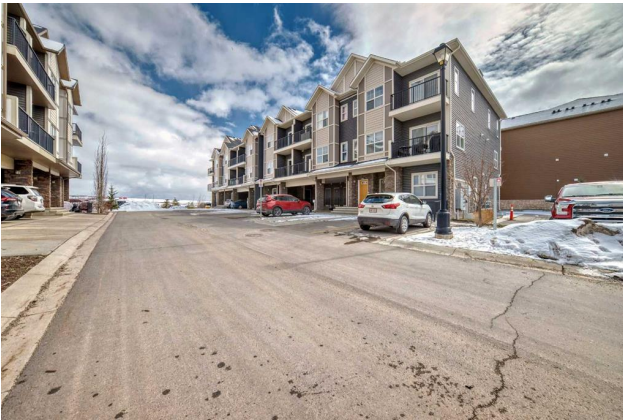


THE
A-TEAM

**RE/MAX
FIRST**

250 FIRESIDE View #401, Cochrane T4C2M2

MLS® #: **A2121539** Area: **Fireside** Listing Date: **04/19/24** List Price: **\$409,900**
Status: **Active** County: **Rocky View County** Change: **-\$25k, 17-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Cochrane**
Year Built: **2017**
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **920**
Low Sqft:
Ttl Sqft: **920**

DOM

30
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat: **Corner Lot,Landscaped**
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters,See Remarks,Storage,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>
Entrance	Main	9`7" x 6`0"	Living Room	Main	14`5" x 13`10"
Dining Room	Main	9`1" x 11`5"	Den	Main	9`3" x 9`1"
Kitchen	Main	9`4" x 10`8"	4pc Bathroom	Main	4`11" x 8`7"
Bedroom	Main	13`6" x 10`2"	Bedroom	Main	13`9" x 10`1"
Walk-In Closet	Basement	9`3" x 5`3"	Walk-In Closet	Basement	15`3" x 3`9"
Bedroom - Primary	Basement	10`7" x 12`9"	Furnace/Utility Room	Basement	11`8" x 8`11"
4pc Bathroom	Basement	4`11" x 8`11"	Other	Basement	21`7" x 18`3"

Laundry	Basement	6`6" x 11`8"	Legal/Tax/Financial
Condo Fee: \$241		Title: Fee Simple Fee Freq: Monthly	Zoning: R-MD
Legal Desc:	1711546	Remarks	
Pub Rmks:	** OPEN HOUSE: May 18th 1-4pm, May 19th 3-5pm ** Welcome to your new home at #401, 250 Fireside View, BUNGALOW TOWNHOUSE WITH OVER 900ft LIVING SPACE AND DEVELOPED BASEMENT! Nestled in the heart of a vibrant community, this stunning property offers a perfect blend of modern comfort and convenient location. This beautiful property greets you with a charming front porch, setting the tone for the warmth and hospitality within. Step inside to discover a spacious living room illuminated by natural light pouring through the large window, creating an inviting atmosphere for relaxation and gatherings. The open-concept layout seamlessly connects the living, dining, and kitchen areas, providing an ideal space for both everyday living and entertaining. The kitchen is a chef's dream, featuring quartz countertops, stainless steel appliances, ample cabinet space, and a convenient kitchen island, perfect for meal preparation and casual dining. Adjacent to the living room you will find two additional bedrooms, one of which offers a spacious walk-in closet, providing ample storage space for your wardrobe essentials. The main floor also offers a den with enough room to accommodate a home office setup or cozy reading nook. Descend to the basement level, where you'll discover even more living space to enjoy. Complete with a full bathroom and an additional bedroom with a walk-in closet, it's the perfect retreat for guests or a growing family. This unit also offers the convenience of in-suite laundry and plenty of storage space to keep your belongings organized. Located in the highly sought-after Fireside community, residents enjoy access to a wealth of amenities, including parks, playgrounds, walking trails, and more. Plus, with easy access to shops, restaurants, schools, and major transportation routes, everything you need is right at your fingertips. Don't miss this opportunity and Schedule your showing today.		
Inclusions:	None		
Property Listed By:	eXp Realty		

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











