

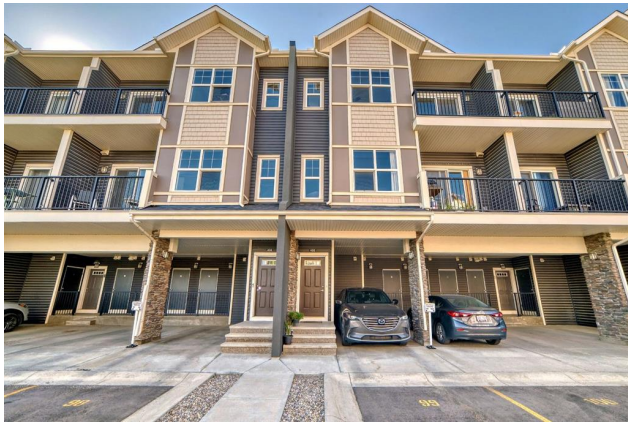


THE
A-TEAM

**RE/MAX
FIRST**

250 FIRESIDE View #405, Cochrane T4C2M2

MLS®#: **A2149826** Area: **Fireside** Listing Date: **07/17/24** List Price: **\$360,000**
 Status: **Pending** County: **Rocky View County** Change: **-\$10k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Cochrane**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **1,117 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,103**
 Low Sqft:
 Ttl Sqft: **1,103**

DOM

61
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Paved**
 Park Feat: **Covered,Stall,Titled**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony,Storage**

Construction: **Concrete,Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Oven,Range,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Central Vacuum,Granite Counters,No Animal Home,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`2" x 11`11"
Kitchen	Main	10`5" x 8`5"
2pc Bathroom	Main	5`1" x 5`6"
Bedroom	Second	10`2" x 10`5"
Laundry	Second	4`9" x 6`4"
Walk-In Closet	Second	6`3" x 5`0"
Entrance	Lower	3`9" x 4`0"

Room	Level	Dimensions
Dining Room	Main	10`5" x 7`5"
Balcony	Main	10`1" x 5`1"
Furnace/Utility Room	Main	10`0" x 5`3"
4pc Bathroom	Second	5`6" x 8`7"
Bedroom - Primary	Second	10`1" x 14`11"
Balcony	Second	9`11" x 4`8"
Storage	Lower	9`4" x 3`5"

Condo Fee:
\$328

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-MD

Legal Desc: **1712553**

Remarks

Pub Rmks: **Price drop alert to \$360,000. Seller is motivated and desires a possession date of October 1st. Come and enjoy the convenience and versatility of this 2 BEDROOM, 1.5 BATHROOM condo in Fireside, Cochrane. Head upstairs and enter your MODERN and SLEEK living area, with MAIN FLOOR BALCONY overlooking the Fireside pond and Big Hill to the East. Enjoy bright mornings from your well appointed kitchen including GRANITE COUNTERTOP and SOFT CLOSE draws. Head upstairs to your PRIMARY BEDROOM WITH BALCONY, stacked washer and dryer in laundry room and good size second bedroom. CENTRAL VACUCUM system with all attachments included and leased CULLIGAN WATER SOFTENER SYSTEM to be left with the property if buyer desires. Unit comes with TWO TITLED PARKING STALLS directly next to entry and the assigned STORAGE UNIT has its own separate entry. Fireside has a bustling commercial district with fast food, medical, dental, shopping boutiques and restaurants. The community is a hive of activity with multiple playgrounds, walking paths, Fireside K-8 School (Rockyview Schools) and Holy Spirit K -6 School (Calgary Catholic School District). 10 minutes South to Hwy 1 and then East to Calgary or West to the Mountains. Take this opportunity to join this vibrant community and enjoy all that Cochrane has to offer.**

Inclusions: **None**
Property Listed By: **2% Realty**

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









