



THE
A-TEAM

**RE/MAX
FIRST**

250 FIRESIDE View #411, Cochrane T4C 2M2

MLS®#: **A2164968** Area: **Fireside** Listing Date: **09/12/24** List Price: **\$395,000**
 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: **2017**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,102**
 Low Sqft:
 Ttl Sqft: **1,102**

DOM

7
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **Townhouse**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space,Corner Lot,Creek/River/Stream/Pond,Landscaped,Views**
 Park Feat: **Stall,Titled**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Lighting,Storage**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Entrance	Lower	3`9" x 3`9"
Dining Room	Main	7`4" x 10`6"
2pc Bathroom	Main	5`0" x 5`5"
Furnace/Utility Room	Main	5`3" x 10`0"
Bedroom	Upper	10`5" x 12`2"
4pc Bathroom	Upper	5`5" x 8`6"

Room	Level	Dimensions
Kitchen	Main	8`6" x 10`6"
Living Room	Main	10`1" x 12`9"
Balcony	Main	4`9" x 9`9"
Bedroom - Primary	Upper	10`1" x 14`11"
Laundry	Upper	4`10" x 6`3"
Balcony	Upper	4`6" x 9`9"

Legal/Tax/Financial

Condo Fee:
\$322

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-MD

Legal Desc: **1712553**

Remarks

Pub Rmks: **OPEN HOUSE Sunday, September 22nd from 2:00-4:00 pm- STUNNING END UNIT IN THE VANTAGE OF FIRESIDE- YOUR NATURE RETREAT AWAITS! Discover the perfect blend of comfort and convenience in this remarkable end unit, offering breathtaking views of the wetlands and easy access to all amenities!! Flooded with natural light from an abundance of East and South facing windows, this home stays cool in the summer and cozy in the winter- keeping your utility bills low! The open concept main floor seamlessly connects the living and dining areas, creating an inviting space for entertaining. The kitchen has been upgraded with sleek white kitchen cabinets, stainless steel appliances, spacious peninsula island and quartz countertops! The main floor boasts beautiful natural tone laminate flooring. Step out onto your spacious deck, ideal for soaking in the views of the pond & amazing sunsets! Upstairs, the primary bedroom boasts 180 degree views and a private deck, bringing the sanctuary of nature into your bedroom-Complete with a spacious walk-in closet. The additional bedroom can function as a beautiful office space or 2nd bedroom. The upper level also features a convenient and spacious laundry room and a modern 4-piece bathroom. This unit is equipped with custom window coverings throughout, and has been upgraded with a nest thermostat, nest doorbell camera and nest smoke detectors for your comfort and peace of mind. You'll also appreciate the titled parking stall and enclosed storage room. Immerse yourself in the beauty of nature while being just a block away from amenities including dining, pharmacy, clinics, gas station & shopping. With easy access to Highway 22 — your gateway to the Rocky Mountains — and only 35 minutes to downtown Calgary, commuting is a breeze! Plus, the On-It Regional Transit commuter bus offers a convenient option for those traveling into Calgary. Fireside is home to two schools and kilometers of scenic walking trails. Don't miss out on this incredible opportunity — WELCOME HOME!!**

Inclusions: **TV Wall Mount, Nest Thermostat, Nest Doorbell Cam.**
Property Listed By: **CIR Realty**

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













