



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**250 FIRESIDE VIEW #1704, Cochrane T4C 2M2**

MLS® #: **A2165860**      Area: **Fireside**      Listing Date: **09/14/24**      List Price: **\$449,900**  
 Status: **Pending**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Cochrane**      Finished Floor Area  
 Year Built: **2015**      Abv Sqft: **1,431**  
 Lot Sz Ar: **1,122 sqft**      Low Sqft:  
 Lot Shape:      Ttl Sqft: **1,431**

DOM

**5**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Irregular Lot,Landscaped,Street Lighting,Paved**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Laminate**  
 Sewer: **Public Sewer**      Water Source: **Public**  
 Ext Feat: **Balcony,BBQ gas line**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Kitchen Island,Quartz Counters**  
 Utilities: **Electricity Available,Natural Gas Available,Phone Available,Sewer Available,Water Available**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	10`10" x 7`5"	Furnace/Utility Room	Main	8`6" x 5`9"
2pc Bathroom	Second	5`2" x 4`8"	Dining Room	Second	11`11" x 11`3"
Kitchen	Second	12`8" x 11`6"	Living Room	Second	17`7" x 11`9"
4pc Bathroom	Third	9`0" x 5`0"	4pc Ensuite bath	Third	9`0" x 4`11"
Bedroom	Third	8`10" x 8`2"	Bedroom	Third	8`11" x 11`9"
Laundry	Third	5`2" x 7`11"	Bedroom - Primary	Third	14`5" x 11`9"

Condo Fee:  
**\$320**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R-MD**

Legal Desc: **1610673**

Remarks

Pub Rmks: **Welcome to this stunning three-story townhouse in the sought-after community of Fireside in Cochrane, where modern living meets small-town charm. This thoughtfully designed home offers an ideal blend of style, comfort, and functionality, perfect for families, professionals, or anyone seeking a vibrant community lifestyle. Upon entering, you'll find a welcoming main floor featuring a versatile office space, perfect for working from home or setting up a cozy den. The main level also features a spacious double car garage with easy access. As you move up to the second floor, you'll be greeted by an open-concept layout filled with natural light. The contemporary kitchen is a chef's delight, showcasing sleek quartz countertops, high-end stainless steel appliances, and ample cabinetry. The adjoining living and dining areas provide the perfect space for entertaining or enjoying everyday moments with family. Head up to the third floor to discover a spacious primary bedroom, complete with a private ensuite that promises comfort and relaxation. Two additional roomy bedrooms offer flexibility for family, guests, or a second office. A conveniently located laundry room rounds out the upper level, ensuring chores are a breeze. This beautiful townhouse is nestled in Fireside, a family-friendly community with parks, playgrounds, schools, shops, and dining options all within walking distance. With easy access to both downtown Calgary and the stunning Rocky Mountains, your next adventure is never far away. Come experience the warmth and charm of this lovely home today!**

Inclusions:  
Property Listed By: **N/A**  
**CENTURY 21 NORDIC REALTY**

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







