



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**250 FIRESIDE View #1208, Cochrane T4C2M2**

MLS®#: **A2175334** Area: **Fireside** Listing Date: **10/25/24** List Price: **\$395,000**  
 Status: **Pending** 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  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,136**  
 Low Sqft:  
 Ttl Sqft: **1,136**

DOM  
**57**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.5 (1 1)**  
 Style: **Stacked Townhouse**  
Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat: **Level**  
 Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer: Ext Feat: **Balcony** Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator**  
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,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>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`0" x 11`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 8`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>17`0" x 12`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 13`0"</b>

Legal/Tax/Financial

Condo Fee: **\$346** Title: **Fee Simple** Zoning: **TBD**  
 Fee Freq:

Monthly

Legal Desc: TBD

Remarks

Pub Rmks: **Welcome to the Chester II Model by Calbridge Homes, nestled in the charming Vantage Fireside community. This delightful condo offers 1,136 sq. ft. of living space, featuring 2 generously sized upper-level bedrooms and 1.5 bathrooms. The home is designed for convenience with upper-level laundry and an inviting layout. The bright living room and primary bedroom each provide direct access to private balconies, perfect for enjoying the outdoors in comfort and privacy. This home combines function and style in a vibrant location. Photos are representative**

Inclusions: N/A  
Property Listed By: Bode

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



