



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**250 FIRESIDE View #2002, Cochrane T4C 2M2**

MLS® #: **A2179533**

Area: **Fireside**

Listing Date: **11/18/24**

List Price: **\$454,900**

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:

**2015**

Lot Information

Finished Floor Area

Abv Sqft:

**1,478**

Low Sqft:

Lot Sz Ar:

**1,453 sqft**

Ttl Sqft:

**1,478**

Lot Shape:

DOM

**3**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**3 Storey**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Landscaped**

**Double Garage Attached,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,BBQ gas line**

Construction:

**Wood Frame**

Flooring:

**Carpet,Linoleum,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Freezer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**

Int Feat:

**Kitchen Island,Pantry,Quartz Counters**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Den</b>	<b>Main</b>	<b>10`8" x 7`5"</b>	<b>Living Room</b>	<b>Second</b>	<b>13`11" x 11`6"</b>
<b>Dining Room</b>	<b>Second</b>	<b>11`11" x 10`9"</b>	<b>Kitchen</b>	<b>Second</b>	<b>12`2" x 10`1"</b>
<b>2pc Bathroom</b>	<b>Second</b>	<b>5`1" x 4`9"</b>	<b>Bedroom - Primary</b>	<b>Third</b>	<b>12`6" x 11`8"</b>
<b>Bedroom</b>	<b>Third</b>	<b>9`3" x 8`11"</b>	<b>Bedroom</b>	<b>Third</b>	<b>8`9" x 8`1"</b>
<b>4pc Bathroom</b>	<b>Third</b>	<b>8`11" x 4`11"</b>	<b>4pc Ensuite bath</b>	<b>Third</b>	<b>8`11" x 4`11"</b>
<b>Laundry</b>	<b>Third</b>	<b>7`10" x 5`1"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$320**

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

Zoning:  
**R-MD**

Legal Desc: **1610673**

Remarks

Pub Rmks: **Welcome to this immaculate over 1500 sq ft, 3 bedroom, 3 story Townhouse in the desired community of Fireside Cochrane. Features of this beautiful, move in ready home are main floor den/flex room and access to attached double heated garage with appoxy flooring. The second level offers, large bright living room, spacious dining room, gourmet kitchen with center island, lots of cupboards, quartz counters, stainless appliances, gas stove, 2 pc. bathroom and access to deck with BBQ hook up. The upper level boasts 4 pc main bathroom, 3 bedrooms, with the master having 4 pc. ensuite and walk in closet. There is a nice combination of laminate, carpet and tile thru out. The south facing concrete patio is great for morning coffee. The driveway offers 2 extra parking spots and there is lots of off street parking.. Pride of ownership is evident thru-out this home. #2002 250 Fireside View Cochrane.**

Inclusions:  
Property Listed By: **N/A**  
**RE/MAX Real Estate (Mountain View)**

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











