



THE
A-TEAM

**RE/MAX
FIRST**

250 FIRESIDE View #2406, Cochrane T4C2M2

MLS® #: **A2195762** Area: **Fireside** Listing Date: **02/26/25** List Price: **\$465,000**
 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: **2018**
Lot Information
 Lot Sz Ar: **1,456 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,593**
 Low Sqft:
 Ttl Sqft: **1,593**

DOM

0
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 (or more) Storey**

Parking

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

Access:
 Lot Feat: **Creek/River/Stream/Pond,See Remarks**
 Park Feat: **Double Garage Attached,Garage Door Opener,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Shingle Siding,Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Closet Organizers,High Ceilings,Kitchen Island,Laminate Counters,Pantry,Storage,Vinyl Windows,Walk-In Closet(s),WaterSense Fixture(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$326** Title: **Fee Simple** Zoning: **R-MD**

Fee Freq: **Monthly**

Legal Desc: **1610673**

Remarks

Pub Rmks: **BEAUTIFUL VIEW | END UNIT | TWO PRIMARY'S W/ENSUITES | HOME OFFICE** Welcome home to 2406, 250 Fireside View. This meticulously kept END UNIT townhome has a gorgeous view of ponds and trees from both the front and side. Extra windows give way to lots of natural sunlight, and the VIEW at any time of day is stunning. The entrance level of the unit features an office with a view and leads the way to your double attached garage and storage. As you embark up the stairs, you will find a well laid out kitchen, dining space, and living room to relax in. The only carpet in the entire unit is on the stairs and is new. The kitchen features a 5 burner gas stove, hanging pot rack, pantry, and a balcony area with a gas line for your BBQ. The upper level features two PRIMARY bedrooms with either a 4-piece or 3-piece ensuite as well as laundry with storage built in. Perfect for a professional couple or two individuals who can have their own private room at the end of the day. With an incredible VIEW, a front porch to enjoy your morning coffee, and an opportunity to see some wildlife, this home won't last long.

Inclusions:
Property Listed By: **Pot rack in kitchen, TV arm
First Place Realty**

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









