



THE
A-TEAM

**RE/MAX
FIRST**

250 FIRESIDE View #707, Cochrane T4C 2M2

MLS® #: **A2206965** Area: **Fireside** Listing Date: **03/31/25** List Price: **\$444,900**
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: **2021**
Lot Information
Lot Sz Ar: **1,879 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **980**
Low Sqft:
Ttl Sqft: **980**

DOM

19
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Townhouse-Stacked**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape,No Neighbours Behind,Views,Wetlands**
Park Feat: **Attached Carport,Guest,Off Street,Titled**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground**

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`7" x 11`6"	Dining Room	Main	13`10" x 7`3"
Foyer	Main	5`2" x 3`11"	Kitchen	Main	13`10" x 9`0"
Bedroom - Primary	Main	10`1" x 13`7"	Bedroom	Main	8`5" x 11`2"
Storage	Main	8`7" x 9`3"	4pc Bathroom	Main	8`7" x 5`1"
Bedroom	Basement	13`3" x 15`2"	Game Room	Basement	22`8" x 23`5"
4pc Bathroom	Basement	8`10" x 4`11"	Furnace/Utility Room	Basement	9`1" x 11`8"
Legal/Tax/Financial					

Condo Fee: \$283	Title: Fee Simple Fee Freq: Monthly	Zoning: R-MD
Legal Desc:	2111513	Remarks

Pub Rmks:	<p>Welcome Home to this Immaculate main floor END UNIT 3 Bedroom / 2 Bathroom Condo with 1885 SF of Total living space on two levels. A great view from the back of the open space and wetlands in one of Cochrane's newest subdivisions. Located on the south side of Cochrane with easy access to Hwy 22 and Trans Canada Highway to Calgary or Canmore/Banff. The lovely open plan main living area is bright and features plenty of counter & cupboard space, an island with breakfast bar, quartz counters, upgraded stainless appliances, Hunter Douglas window coverings & wide plank flooring. A spacious main floor storage room is perfect for a multitude of uses. TWO Bedrooms share the main floor 4pc bathroom. The basement is fully finished with Recreation Room, Bedroom with walk in closet and a 4pc bathroom plus Laundry in the utility room. This condo Feels and Looks Brand New !! Titled covered parking stall w/ plug-in accompanies this unit. Close to shopping and schools and minutes to downtown Cochrane. Calgary is a mere 20 minutes away and the mountains a short drive west. Located in a very quiet area with only local traffic and no one behind you but the Bullrush Pond! Come and see what Fireside and Cochrane has to offer - you won't be disappointed. New Home Warranty still in effect.</p>
Inclusions:	None
Property Listed By:	RE/MAX West Real Estate

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







