

# \$443,500 - 1506, 250 Fireside View, Cochrane

MLS® #A2201277

**\$443,500**

3 Bedroom, 3.00 Bathroom, 1,615 sqft

Residential on 0.04 Acres

Fireside, Cochrane, Alberta

Welcome to your future dream home—a stunning three-story END UNIT townhome located in the highly sought-after Vantage Fireside community. This exquisite property is the perfect setting for creating lifelong memories, offering a spacious living area. Upon entering the stylish front foyer, you'll find a versatile den/office. This space can easily be converted into a fourth bedroom, providing additional living options. Beyond the foyer, a hallway leads to the back of the DOUBLE ATTACHED GARAGE, while a staircase invites you to explore the second level. The second floor boasts a bright and open-concept layout, featuring a contemporary living room, kitchen, and dining area. Large windows in the dining room flood the space with natural light, creating a warm and inviting atmosphere. The modern kitchen is a chef's delight, complete with a large island, stainless steel appliances, and a separate pantry for ample storage. Upgraded laminate flooring spans the main floor, which also includes a convenient powder room. Step outside onto the covered private deck, equipped with a built-in gas line, perfect for summer barbecues. Ascend to the upper level to find three beautifully appointed bedrooms, complemented by two full bathrooms and a laundry room for added convenience. The master suite is a luxurious retreat, featuring a walk-in closet and a full ensuite bath. This remarkable townhome is situated in Fireside, a vibrant and family-friendly



community. Enjoy the convenience of nearby amenities, including schools, restaurants, shops, and a park, all within walking distance. For outdoor enthusiasts, the scenic mountains and the city of Calgary are just a short drive away.

Visitor parking is conveniently located just steps from the front door, making it easy to welcome guests

Experience the charm and comfort of this exceptional property. Schedule a visit today and step into your new dream home. You won't be disappointed!

Built in 2015

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2201277      |
| Price          | \$443,500     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,615         |
| Acres          | 0.04          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 1506, 250 Fireside View |
| Subdivision | Fireside                |
| City        | Cochrane                |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4C 2M2                 |

**Amenities**

|                |                               |
|----------------|-------------------------------|
| Amenities      | Visitor Parking, Snow Removal |
| Parking Spaces | 2                             |
| Parking        | Double Garage Attached        |
| # of Garages   | 2                             |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Kitchen Island, Vinyl Windows                                     |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                        |
| Cooling           | None                                                              |
| Basement          | None                                                              |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Balcony                           |
| Lot Description   | Front Yard, Landscaped, Back Lane |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding, Wood Frame          |
| Foundation        | Poured Concrete                   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 62               |
| Zoning         | R-MD             |
| HOA Fees       | 79               |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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