

# \$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      | Snow Removal, Visitor Parking |
| 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   | Back Lane, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding, Wood Frame          |
| Foundation        | Poured Concrete                   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 42               |
| Zoning         | R-MD             |
| HOA Fees       | 79               |
| HOA Fees Freq. | ANN              |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.