

# \$449,900 - 102, 250 Fireside View, Cochrane

MLS® #A2199094

**\$449,900**

2 Bedroom, 3.00 Bathroom, 1,429 sqft  
Residential on 0.03 Acres

Fireside, Cochrane, Alberta

Welcome to Fireside in Cochrane! This beautifully maintained townhouse is a must see for so many reasons! Upon entering, you will find your main floor flex room, which is great for a home office or gym. Your DOUBLE attached garage is an added bonus, with space for extra storage. Upstairs you are greeted by an open concept space, flooded with natural light from all of the large windows. Your galley style kitchen has a large island with extra seating, granite counters, stainless steel appliances, and ample cupboard space. Large dining area with access to your covered balcony that has a gas hook up for those summer BBQ's! Living room is cozy yet spacious! Upstairs, you will find two large primary bedrooms, both with 4pc ensuites & walk in closets! Enjoy the convenience of your upper floor laundry room with extra storage. Located close to all amenities, schools, as well as quick access to Calgary or the mountains! This home is move in ready, so book your showing today!!

Built in 2020

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2199094  |
| Price      | \$449,900 |
| Bedrooms   | 2         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,429         |
| Acres          | 0.03          |
| Year Built     | 2020          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 102, 250 Fireside View |
| Subdivision | Fireside               |
| City        | Cochrane               |
| County      | Rocky View County      |
| Province    | Alberta                |
| Postal Code | T4C 2M2                |

### **Amenities**

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

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Granite Counters, No Smoking Home, Open Floorplan, Walk-In Closet(s)                            |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Basement          | None  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line                              |
| Lot Description   | Landscaped, Lawn, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                    |
| Construction      | Stone, Vinyl Siding, Wood Frame                    |
| Foundation        | Poured Concrete                                    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 44              |
| Zoning         | R-MD            |
| HOA Fees       | 79              |
| HOA Fees Freq. | ANN             |

### **Listing Details**

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

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