

# \$449,000 - 1506, 250 Fireside View, Cochrane

MLS® #A2201277

**\$449,000**

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	\$449,000
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	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	19
Zoning	R-MD
HOA Fees	79
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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