# \$499,900 - 1004, 250 Fireside View, Cochrane

MLS® #A2234665

### \$499,900

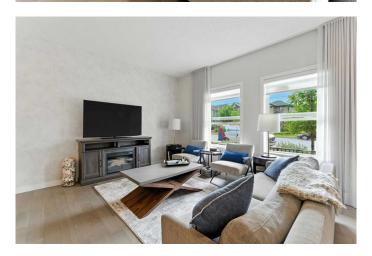
3 Bedroom, 3.00 Bathroom, 1,133 sqft Residential on 0.06 Acres

Fireside, Cochrane, Alberta

Welcome to this immaculate 3-bedroom, 3-bathroom bungalow-style condo with over 2,600 sqft of developed living space in the desirable community of Fireside, Cochrane. This well-maintained main-floor unit offers the ease of single-level living with the added bonus of a fully finished basementâ€"perfect for families, downsizers, or anyone seeking a low-maintenance lifestyle in a scenic and quiet setting. Enjoy peaceful views of open green space and the serene Bullrush Pond wetlands right out your back door. Tucked away in a quiet area with no through traffic, this home offers both privacy and convenience, with quick access to Hwy 22 and the Trans-Canada Highway for easy commuting to Calgary, Canmore, or Banff. You're also just minutes from downtown Cochrane, schools, shopping, and walking paths. The main floor features a bright open-concept layout with wide plank flooring throughout the living areas. The kitchen offers ample counter and cupboard space, upgraded stainless steel appliances, and a central island with a breakfast barâ€"ideal for entertaining or everyday living. Two bedrooms share a well-appointed 4-piece bathroom, and a large main-floor storage room adds functional versatility. The fully finished basement provides a spacious recreation room, a third bedroom with closet, and another full 4-piece bathroomâ€"perfect for guests, older children, or a home office setup. Additional features include a titled, covered parking stall with plug-in just steps from your







private entry, and a fenced front patio space to enjoy your morning coffee. This home offers a rare combination of comfort, convenience, and natural beauty. Come see what Fireside and Cochrane have to offerâ€"you won't be disappointed.

#### Built in 2017

#### **Essential Information**

MLS® # A2234665 Price \$499,900

Bedrooms 3
Bathrooms 3.00
Full Baths 3

Square Footage 1,133 Acres 0.06 Year Built 2017

Type Residential

Sub-Type Row/Townhouse

Style Bungalow

Status Active

# **Community Information**

Address 1004, 250 Fireside View

Subdivision Fireside City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 2M2

#### **Amenities**

Amenities Park, Playground, Visitor Parking

Parking Spaces 1

Parking Off Street, Titled, Attached Carport, Guest

#### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Playground

Lot Description Backs on to Park/Green Space, Low Maintenance Landscape, Views,

No Neighbours Behind, Wetlands

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 14th, 2025

Days on Market 1

Zoning R-MD

HOA Fees 55

HOA Fees Freq. ANN

## **Listing Details**

Listing Office eXp Realty

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