

1004, 250 Fireside View
Cochrane, Alberta

MLS # A2234665



\$499,900

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|-----------|--|--------|------------------|
| Division: | Fireside | | |
| Type: | Residential/Five Plus | | |
| Style: | Bungalow | | |
| Size: | 1,133 sq.ft. | Age: | 2017 (8 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Attached Carport, Guest, Off Street, Titled | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours | | |

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|-------------|--|------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 318 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-MD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: None

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 basement—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 bar—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 bathroom—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 offer—you won't be disappointed.