

1506, 250 Fireside View
Cochrane, Alberta

MLS # A2246506



\$435,000

Division:	Fireside		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,553 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 327
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Window coverings

Welcome to this beautifully upgraded 3-storey end unit townhome in the vibrant Vantage Fireside community! This bright CORNER END UNIT offers EXTRA WINDOWS for exceptional natural light and nearly 1,552 sqft of stylish living. The main floor features a versatile OFFICE/DEN and access to the DOUBLE ATTACHED GARAGE. On the second level, enjoy an open-concept layout with POT LIGHTS IN THE LIVING ROOM, a spacious dining area, and a modern kitchen complete with STAINLESS STEEL APPLIANCES, PENDULUM LIGHTS OVER THE ISLAND, FULL-HEIGHT CABINETS (CABINETS UP TO CEILING), and a generous PANTRY. The COVERED BALCONY includes a GAS LINE, perfect for year-round BBQs. Upstairs, the PRIMARY BEDROOM easily fits a KING-SIZED BED and includes an ENSUITE, a WALK-IN CLOSET WITH WINDOW, and an OVERSIZED WINDOW for added natural light. The SECONDARY BEDROOMS are spacious as well—one easily accommodates a QUEEN BED. Convenient WHIRLPOOL LAUNDRY is located on the UPPER FLOOR next to the bedrooms. Additional highlights include UPGRADED LAMINATE FLOORING, WHITE LIGHT BULBS THROUGHOUT, and an ABUNDANCE OF SUNLIGHT thanks to the extra windows. The community also offers easy access to SHOPPING, SCHOOLS, PARKS, and WALKING TRAILS, making this home the perfect blend of comfort, style, and convenience.