

# \$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	34
Zoning	R-MD
HOA Fees	79
HOA Fees Freq.	ANN

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.