

# \$444,900 - 707, 250 Fireside View, Cochrane

MLS® #A2206965

**\$444,900**

3 Bedroom, 2.00 Bathroom, 981 sqft

Residential on 0.04 Acres

Fireside, Cochrane, Alberta

OPEN HOUSE SUNDAY MAY 4 1-4PM

Welcome Home to this Immaculate main floor  
END UNIT 3 Bedroom / 2 Bathroom Condo  
with 1885 SF of Total living space on two  
levels. Bungalow style unit consists of main  
floor living area and fully finished basement.  
Enjoy a great view from the back of the open  
space and wetlands in one of Cochrane's  
newest subdivisions. Located on the south  
side of Cochrane with easy access to Hwy 22  
and Trans Canada Highway to Calgary or  
Canmore/Banff. The lovely open plan main  
living area is bright and features plenty of  
counter & cupboard space, an island with  
breakfast bar, quartz counters, upgraded  
stainless appliances, Hunter Douglas window  
coverings & wide plank flooring. A spacious  
main floor storage room is perfect for a  
multitude of uses. TWO Bedrooms share the  
main floor 4pc bathroom. The basement is fully  
finished with Recreation Room, Bedroom with  
walk in closet and a 4pc bathroom plus  
Laundry in the utility room. This condo Feels  
and Looks Brand New !! Titled covered  
parking stall w/ plug-in accompanies this unit.  
Close to shopping and schools and minutes to  
downtown Cochrane. Calgary is a mere 20  
minutes away and the mountains a short drive  
west. Located in a very quiet area with only  
local traffic and no one behind you but the  
Bullrush Pond! Come and see what Fireside  
and Cochrane has to offer - you won't be  
disappointed. New Home Warranty still in  
effect.



Built in 2021

## Essential Information

MLS® #	A2206965
Price	\$444,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	981
Acres	0.04
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

## Community Information

Address	707, 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, Attached Carport, Guest, Titled

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
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, No Neighbours Behind, Views, Wetlands
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	32
Zoning	R-MD
HOA Fees	55
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX West Real Estate
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