

\$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 | Guest, Off Street, Titled, Attached Carport |

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 | 36 |
| Zoning | R-MD |
| HOA Fees | 55 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | RE/MAX West Real Estate |
|----------------|-------------------------|

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