

\$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	33
Zoning	R-MD
HOA Fees	55
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.