



## 250 Fireside View Cochrane Alberta

\$469,000

Welcome home to this END UNIT, former SHOW HOME in the bustling community of FIRESIDE, Cochrane. Imagine sitting, sipping coffee in your upgraded living room while enjoying the natural light from windows on the East, West and North of the home. The extra space for a full-size dining table in your bump-out eating area makes your living space feel roomy, open and luxurious. Kitchen and living area are complemented by LUXURY VINYL PLANK, CORIAN COUNTERTOPS, and OVERSIZED fridge. For the chefs out there, enjoy the versatility of natural GAS COOK TOP and convenience of double drop sinks. With summer upon us, enjoy the East facing patio with view of the Fireside Pond, Gleneagles and don't forget your natural GAS OUTLET for year-round BBQ convenience. Beautiful Wall-Paper accents in the Living Area, Powder Room, Upstairs Hallway, Main Bedroom and Ensuite ties the home together harmoniously from top to bottom. Special lay out upstairs with two bedrooms, each that could be used as a primary bedroom and each featuring their OWN ENSUITE bathroom and WALK IN CLOSET. On the ground level is a room for your HOME OFFICE, hobby room or spare bedroom to complete this THREE BEDROOM Home, with WINDOW TREATMENTS and multiple CEILING FANS included throughout. In the FULLY FINISHED GARAGE you will find a WORK BENCH and SHELVEING included, a HEATER plus the furnace room makes for convenient extra storage with access through the garage. This home includes 2 additional parking spaces in the driveway, for a total of 4 spaces including the garage. Fireside has a bustling commercial district with fast food, medical, dental, shopping boutiques and restaurants. The community is a hive of activity with multiple playgrounds, walking paths, Fireside K-8 School (Rockyview Schools) and Holy Spirit K-6 School (Calgary Catholic School District). 10 minutes South to Hwy 1 and then East to Calgary or Wes...

Bedroom 11.67 Ft x 14.50 Ft

Other 5.00 Ft x 5.08 Ft

4pc Bathroom 4.92 Ft x 8.92 Ft

Laundry room 7.58 Ft x 5.08 Ft

Primary Bedroom 11.67 Ft x 12.58 Ft

Other 13.50 Ft x 6.83 Ft

Furnace 5.67 Ft x 8.75 Ft

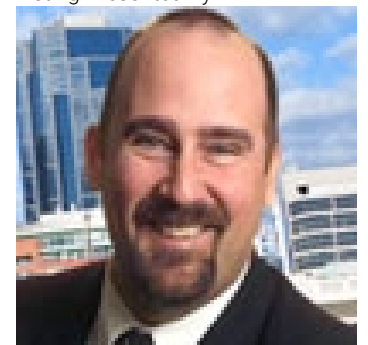
Living room 12.42 Ft x 14.00 Ft

Dining room 11.33 Ft x 14.00 Ft

Other 12.33 Ft x 12.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX Realty Professionals**

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**3pc Bathroom** 4.92 Ft x 9.00 Ft

**Other** 10.42 Ft x 5.08 Ft

**Office** 10.83 Ft x 7.42 Ft

**2pc Bathroom** 4.58 Ft x 5.08 Ft

**Other** 7.92 Ft x 5.00 Ft