

# \$474,900 - 1004, 250 Fireside View, Cochrane

MLS® #A2234665

**\$474,900**

3 Bedroom, 3.00 Bathroom, 1,133 sqft

Residential on 0.06 Acres

Fireside, Cochrane, Alberta

Welcome to this immaculate 3-bedroom, 3-bathroom bungalow-style condo with over 2,600 sqft of developed living space in the desirable community of Fireside, Cochrane. This well-maintained main-floor unit offers the ease of single-level living with the added bonus of a fully finished basement—perfect for families, downsizers, or anyone seeking a low-maintenance lifestyle in a scenic and quiet setting. Enjoy peaceful views of open green space and the serene Bullrush Pond wetlands right out your back door. Tucked away in a quiet area with no through traffic, this home offers both privacy and convenience, with quick access to Hwy 22 and the Trans-Canada Highway for easy commuting to Calgary, Canmore, or Banff. You're also just minutes from downtown Cochrane, schools, shopping, and walking paths. The main floor features a bright open-concept layout with wide plank flooring throughout the living areas. The kitchen offers ample counter and cupboard space, upgraded stainless steel appliances, and a central island with a breakfast bar—ideal for entertaining or everyday living. Two bedrooms share a well-appointed 4-piece bathroom, and a large main-floor storage room adds functional versatility. The fully finished basement provides a spacious recreation room, a third bedroom with closet, and another full 4-piece bathroom—perfect for guests, older children, or a home office setup. Additional features include a titled, covered parking stall with plug-in just steps from your



private entry, and a fenced front patio space to enjoy your morning coffee. This home offers a rare combination of comfort, convenience, and natural beauty. Come see what Fireside and Cochrane have to offerâ€”you wonâ€™t be disappointed.

Built in 2017

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2234665      |
| Price          | \$474,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,133         |
| Acres          | 0.06          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 1004, 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, Titled, Attached Carport, Guest |

**Interior**

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s) |
|-------------------|------------------------------------------------------------------------------------------------------------|

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| 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    | August 14th, 2025 |
| Days on Market | 12                |
| Zoning         | R-MD              |
| HOA Fees       | 55                |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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