

# \$450,000 - 2202, 250 Fireside View, Cochrane

MLS® #A2236977

**\$450,000**

2 Bedroom, 3.00 Bathroom, 1,523 sqft

Residential on 0.03 Acres

Fireside, Cochrane, Alberta

Discover your perfect balance of comfort, style, and community living in this beautifully upgraded 2-bedroom plus den townhouse in the heart of Fireside, Cochrane. Whether you're stepping into homeownership, looking to downsize without compromise, or seeking an investment property with lasting value, this gem has it all – move-in ready with thoughtful touches you'll appreciate every day. Step inside and you'll be greeted by a bright, versatile front den – ideal as your home office, reading nook, or personal gym. Head upstairs and notice the fresh feel: new vinyl plank flooring (Sept 2023) enhances the stairs and upper level, while a fresh coat of paint on the main and lower levels (fall 2023) brings a crisp, modern vibe throughout. The spacious open-concept main floor is flooded with natural light thanks to oversized windows and upgraded blinds in the living room and one upstairs bedroom. You'll love cooking in the sleek, modern kitchen featuring stainless steel appliances, a brand new LG oven (fall 2023), quartz countertops, and ample cabinetry – perfect for everyday meals or entertaining friends. Tucked just off the kitchen, the updated half bath shines with a new marble vanity (2024), adding a touch of luxury. Upstairs, both generous bedrooms offer large closets, big windows, and private ensuite bathrooms. The new ceiling fans in each bedroom keep things cool and comfortable year-round. Laundry day is a breeze thanks to the large upper-level



laundry room with a handy folding station â€” a practical bonus that makes life just a little bit easier. Wake up to open views with no neighbours behind â€” just rolling hills and big skies, with stunning sunrises to start your day right. Even better, the exciting new Southbow Crossing development â€” located just east of Cowboy Trail â€” will bring a diverse mix of home styles and thoughtful design to the area. A beautiful wetland with ponds is planned directly behind this complex, so you can look forward to tranquil views and abundant natural beauty right in your backyard. Outside your door, Fireside truly connects you with nature and community: stroll the extensive pathway systems, explore preserved wetlands, tend to your plot in the community garden, or cheer on a game at the brand new NHL-sized outdoor rink. With two community schools (K-8 for Rocky View and Calgary Catholic School District) within walking distance, mornings feel effortless. Even more exciting? Southbow Landing â€” including the new Costco coming to Springbank in fall 2026 â€” is just a short drive away, adding convenience and value for years to come. Plus, Firesideâ€™s prime location offers exceptional ease of access in and out of Cochrane, whether youâ€™re commuting to Calgary or heading out for a day in the mountains. Offering the perfect blend of modern living, growing amenities, and a strong sense of community, this upgraded Fireside townhouse isnâ€™t just a place to live â€” itâ€™s a place to belong. Donâ€™t miss your chance to call it home!

Built in 2015

## Essential Information

MLS® #	A2236977
Price	\$450,000
Bedrooms	2

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,523
Acres	0.03
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active



## Community Information

Address	2202, 250 Fireside View
Subdivision	Fireside
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2M2

## Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                July 4th, 2025  
Days on Market        16  
Zoning                    R-MD  
HOA Fees                79  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            RE/MAX iRealty Innovations

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