

# \$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      | Visitor Parking, Playground, Park           |
| Parking Spaces | 1                                           |
| Parking        | Attached Carport, Off Street, Titled, 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, No Neighbours Behind, Views, Low Maintenance Landscape, Wetlands |
| Roof              | Asphalt Shingle                                                                                |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                             |
| Foundation        | Poured Concrete                                                                                |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 20                |
| Zoning         | R-MD              |
| HOA Fees       | 55                |
| HOA Fees Freq. | ANN               |

## Listing Details

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

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