

**262 Fireside Drive
Cochrane, Alberta**

MLS # A2175129



\$490,000

Division:	Fireside		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,409 sq.ft.	Age:	2016 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Paved		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Shed storage at the backyard

NO CONDO FEE Welcome to 262 Fireside Drive, a beautifully maintained two-story townhome in the heart of Cochrane. This inviting home features a well-kept front yard with mature trees and a private entrance, creating a welcoming ambiance from the moment you arrive. As you step inside, you're greeted by a bright and airy living room with large windows that allow natural light to pour in, enhancing the warm and cozy atmosphere. The main floor also includes a convenient 2PC bathroom and an open layout that's ideal for entertaining. The kitchen is a chef's delight, featuring a double sink in the island with additional seating, sleek quartz countertops, and contemporary lighting. The adjoining dining room provides a lovely space for family dinners and gatherings, seamlessly blending functionality with style. On the second floor, you'll find the serene primary bedroom complete with a walk-in closet and a private ensuite bathroom, offering a personal retreat. Additionally, there are two more well-sized bedrooms, each with its own closet, additional second floor washroom, providing ample space for family or guests. The basement partially finished is a fantastic extension of the living space, featuring a versatile rec room that's perfect for relaxation or entertainment. There's also a dedicated laundry area conveniently located on the second level, a utility room, and generous storage space to keep everything organized. Step outside to enjoy the private fenced patio and porch in the backyard, an ideal setting for summer BBQs, outdoor dining, and playtime. Located in a vibrant community with nearby schools and shopping centers, this townhouse combines comfort, style, and convenience. Don't miss out on this exceptional opportunity to make this house your new home!