



THE
A-TEAM

**RE/MAX
FIRST**

107 SADDLEBRED Link, Cochrane T4C 3B6

MLS® #: **A2109798**

Area: **Heartland**

Listing Date: **02/26/24**

List Price: **\$725,000**

Status: **Pending**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Cochrane

Year Built:

2022

Lot Information

Lot Sz Ar:

3,805 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,190

Low Sqft:

Ttl Sqft:

2,190

DOM

83

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

3 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Back Yard,Landscaped

Park Feat:

Double Garage Attached

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Ceiling Fan(s),Double Vanity,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)

Utilities:

Room Information

Room

2pc Bathroom

Foyer

Living Room

4pc Bathroom

Bedroom

Laundry

Bonus Room

Family Room

Level

Main

Main

Main

Second

Second

Second

Second

Third

Dimensions

4`11" x 5`0"

8`4" x 7`10"

12`6" x 13`5"

9`5" x 4`11"

9`6" x 14`0"

9`2" x 4`11"

13`10" x 13`0"

14`0" x 15`4"

Room

Dining Room

Kitchen

Mud Room

4pc Ensuite bath

Bedroom

Bedroom - Primary

Walk-In Closet

Other

Level

Main

Main

Main

Second

Second

Second

Second

Basement

Dimensions

11`0" x 10`1"

10`7" x 13`10"

9`2" x 9`9"

5`4" x 12`4"

10`11" x 11`1"

13`3" x 15`9"

9`6" x 6`2"

21`8" x 32`7"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

R-LD

2210392

Remarks

Pub Rmks:

BACKS ONTO GREENSPACE | CENTRAL A/C | MOUNTAIN VIEW | 3rd FLOOR LOFT w/PRIVATE DECK | Welcome to this beautifully upgraded, former showhome. The spacious foyer leads to an open living area featuring a gorgeous kitchen with a central island for food preparation and casual dining. A corner pantry offers plenty of space for storing groceries, while the stainless steel appliances provide a sleek and modern touch. Light cabinetry and a farmhouse sink adds a rustic element. The kitchen seamlessly flows into the living room, which features a beautiful fireplace. The main floor is completed with an upgraded mud room with shelves and hooks, providing ample storage and organisation for all your belongings. Moving to the second floor, you will find a laundry room, conveniently located near the bedrooms for easy access. The rec room offers additional space for relaxation or entertainment. There are two good sized bedrooms that share a well-appointed 4pc bath. The large primary bedroom boasts a 4pc ensuite bathroom and a walk-in closet, ensuring privacy and convenience. On the third floor, you will discover a large family room, perfect for gatherings or as a quiet office area. Additionally, this floor provides access to the upper floor balcony, where you can enjoy the fresh air and beautiful mountain views. The basement is unfinished and awaiting your creative touch!. Stepping outside, you will find a backyard that is complete with a deck and landscaping, offering an ideal outdoor retreat for relaxation and entertainment. Lastly, the double attached garage provides extra parking, an electrical outlet for your electric car, space and storage for your vehicles and other belongings. Located in the family friendly community of Heartland, backs onto the future school site, and with quick access to shopping, pharmacy, restaurants, gas station, and child care. Book your showing today to find out why Living in Cochrane is Loving where you Live!

Inclusions:

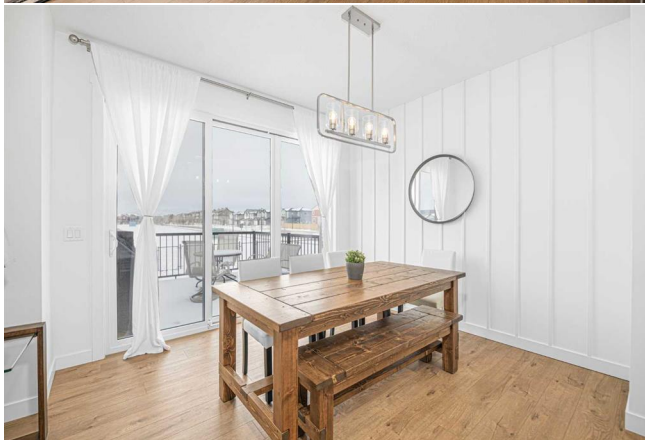
Property Listed By:

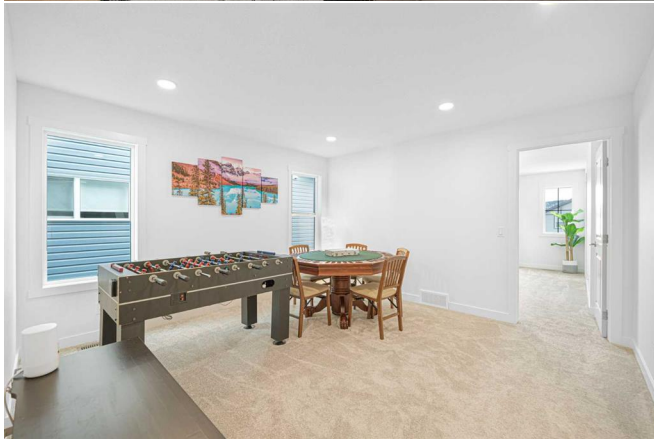
Electrical Car Charger in Garage, Genstone Lights

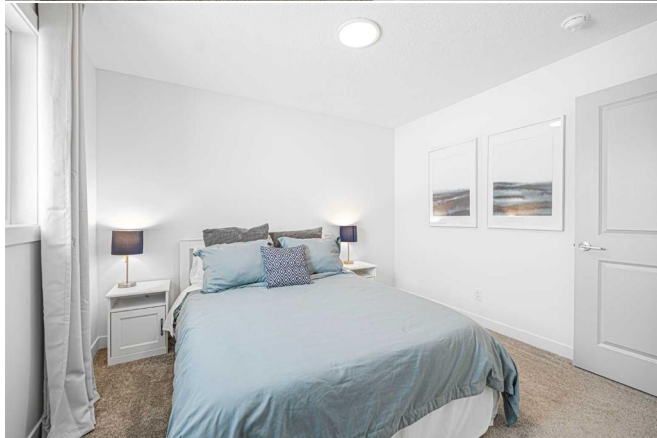
Royal LePage Benchmark

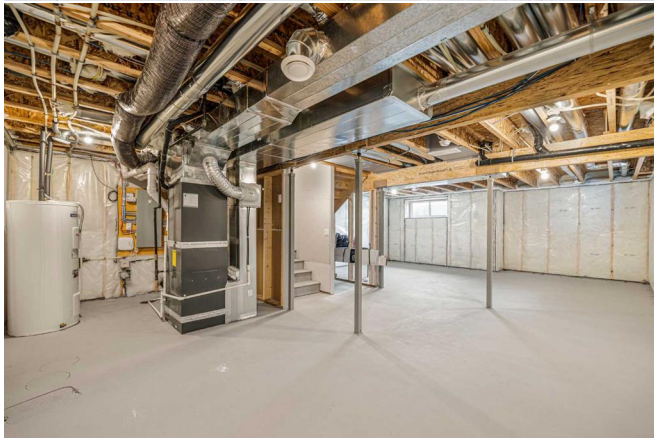
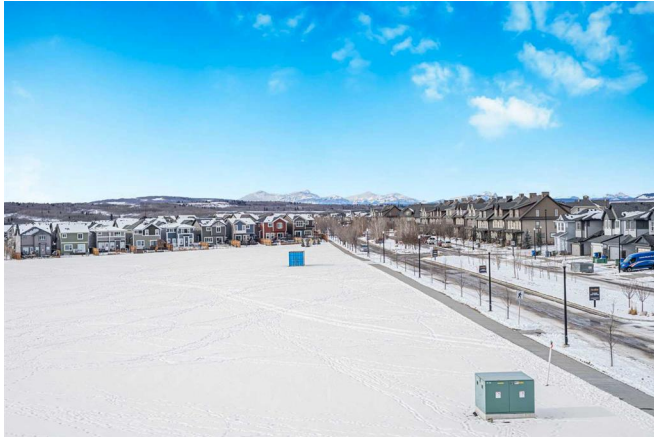
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













107 Saddlebred Link, Cochrane, AB

Main Floor Exterior Area 800.00 sq ft
Interior Area 299.07 sq ft
Excluded Area 482.10 sq ft



0 4 8

PREPARED: 2024/01/13



White regions are excluded from total floor area in EXCLUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

107 Saddlebred Link, Cochrane, AB

Second Floor Exterior Area 1048.38 sq ft
Interior Area 972.25 sq ft



0 4 8

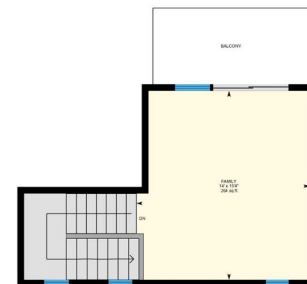
PREPARED: 2024/01/13



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107 Saddlebred Link, Cochrane, AB

Third Floor Exterior Area 312.00 sq ft
Interior Area 289.34 sq ft



0 4 8

PREPARED: 2024/01/13



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