



THE
A-TEAM

**RE/MAX
FIRST**

15 SADDLEBRED Court, Cochrane T4C 3B5

MLS®#: **A2109947**

Area: **Heartland**

Listing Date: **02/28/24**

List Price: **\$784,500**

Status: **Active**

County: **Rocky View County**

Change: **-\$8k, 27-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2023**

Lot Information

Lot Sz Ar: **3,726 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,032**

Low Sqft:

Ttl Sqft: **2,032**

DOM

81

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Cul-De-Sac,Front Yard,Street Lighting,Rectangular Lot
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Washer/Dryer Stacked**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`7" x 11`10"
Dining Room	Main	11`2" x 8`9"
Bonus Room	Upper	11`5" x 11`5"
5pc Ensuite bath	Upper	
Bedroom	Upper	11`2" x 9`11"
Family Room	Lower	13`3" x 14`2"
Bedroom	Lower	11`3" x 11`4"

Room	Level	Dimensions
Kitchen	Main	10`5" x 9`7"
2pc Bathroom	Main	
Bedroom - Primary	Upper	16`11" x 14`6"
Bedroom	Upper	9`11" x 11`3"
4pc Bathroom	Upper	
Kitchenette	Lower	11`8" x 9`8"
4pc Bathroom	Lower	

Title:
Fee Simple
Legal Desc:

Zoning:
R-LD

2210392

Remarks

Pub Rmks: **Welcome to your dream home in Cochrane's vibrant and thriving community of Heartland! Nestled in one of the area's newest developments, this exquisite property, crafted by the renowned Daytona Homes, offers modern luxury and convenience. Step inside to discover the Breeze II model, where sophistication meets comfort. Boasting 3 spacious bedrooms upstairs, including a lavish 5-piece ensuite in the primary bedroom. This home ensures every family member finds their perfect retreat. Additionally, a full bath on the upper level caters to convenience, while a generously sized bonus room provides versatile space for relaxation or entertainment. Say goodbye to hauling laundry up and down stairs - with the laundry conveniently located on this level, chores become a breeze. Elegance greets you at every turn with luxurious vinyl plank flooring gracing the floors and sleek tile adorning all bathrooms. The kitchen is a chef's delight, featuring quartz countertops, stainless steel appliances (including a gas stove), and a spacious island with an inviting eating bar - perfect for casual dining or entertaining guests. But the allure doesn't end there. Downstairs, discover a fully legal suite with a separate entrance - ideal for extended family, guests, or rental income potential. This legal suite comprises a cozy bedroom, a well-appointed kitchen, and its own laundry area, ensuring privacy and independence for occupants. Parking is a breeze with the double attached garage, while outdoor gatherings are made effortless with a deck off the back, a convenient gas line for your BBQ needs, and a poured pad to sit and enjoy. Experience the epitome of modern living in this stunning property, where luxury, comfort, and convenience converge seamlessly. Don't miss your chance to call this house your home.**

Inclusions: **Fridge, Stove, Dishwasher, Microwave Hood-Fan, Washer/Dryer in the basement suite**

Property Listed By: **2% Realty**

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











