



THE
A-TEAM

**RE/MAX
FIRST**

86 SADDLEBRED Place, Cochrane T4C 3E6

MLS® #: **A2118074**

Area: **Heartland**

Listing Date: **03/27/24**

List Price: **\$649,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$10k, 18-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Cochrane

Year Built:

2024

Lot Information

Lot Sz Ar:

3,962 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,007

Low Sqft:

Ttl Sqft:

2,007

DOM

53

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

See Remarks

Double Garage Attached

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

Balcony

Construction:

Wood Frame

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

None

Int Feat:

See Remarks

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`5" x 12`5"	Living Room	Main	13`4" x 12`8"
Dining Room	Main	10`0" x 12`5"	Den	Main	10`1" x 8`7"
Bedroom - Primary	Upper	15`7" x 12`11"	Bonus Room	Upper	13`10" x 12`9"
2pc Bathroom	Main	0`0" x 0`0"	Bedroom	Upper	9`6" x 12`1"
Bedroom	Upper	9`10" x 9`8"	4pc Bathroom	Upper	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"			

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	see remarks
Legal Desc:	
2311905	

Remarks

Pub Rmks:	<p>Home awaits in one of Cochrane's newest communities, Heartland! With tree-lined streets, mountain views, parks and pathways and naturalized amenities, you can have it all! With over 2007 (approx) square feet of open concept living space, the Jayne is built with your growing family in mind. This single-family line home features 3 bedrooms, 2.5 bathrooms and an expansive walk-in closet in the primary bedroom. Enjoy extra living space on the main floor with the laundry room on the second floor. The 9-foot ceilings on main floor and quartz countertops throughout blends style and functionality for your family to build endless memories.</p> <p>**PLEASE NOTE** PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES**</p>
Inclusions:	n/a
Property Listed By:	Century 21 All Stars Realty Ltd.

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









