



THE
A-TEAM

**RE/MAX
FIRST**

90 SADDLEBRED Place, Cochrane T4C 3E6

MLS® #: **A2118087**

Area: **Heartland**

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

List Price: **\$669,900**

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:

4,123 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,200

Low Sqft:

Ttl Sqft:

2,200

DOM

54

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:

None

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
Kitchen	Main	10`6" x 12`4"
Dining Room	Main	9`8" x 12`4"
2pc Bathroom	Main	0`0" x 0`0"
Bonus Room	Upper	13`1" x 12`1"
Bedroom	Upper	10`10" x 9`1"
5pc Ensuite bath	Upper	0`0" x 0`0"

Room	Level	Dimensions
Living Room	Main	14`2" x 12`9"
Den	Main	9`9" x 12`5"
Bedroom - Primary	Upper	15`7" x 13`1"
Bedroom	Upper	11`7" x 9`5"
4pc Bathroom	Upper	0`0" x 0`0"
Laundry	Upper	0`0" x 0`0"

Legal/Tax/Financial

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

Remarks

Pub Rmks: 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! This 'Fulton' home features a double car garage, 3 bedrooms, 2.5 bathrooms and chrome faucets throughout. Enjoy extra living space on the main floor with the laundry room on the second floor. The 9-foot ceilings and quartz countertops throughout blends style and functionality for your family to build endless memories. ****PLEASE NOTE**SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.**

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







