



THE
A-TEAM

**RE/MAX
FIRST**

35 SADDLEBRED Place, Cochrane T4C 3E7

MLS® #: **A2153501** Area: **Heartland** Listing Date: **09/09/24** List Price: **\$639,900**
 Status: **Pending** County: **Rocky View County** Change: **-\$60k, 16-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **6,402 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,148**
 Low Sqft:
 Ttl Sqft: **2,148**

DOM

72
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **See Remarks**
 Park Feat: **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: **Fee Simple**
 Zoning: **see remarks**
 Legal Desc: **2311905**

Remarks

Pub Rmks: **Welcome to Heartland, One of Cochrane's newest and most vibrant community! This stunning 'Fulton' model offers everything your family needs and more. Enjoy the beauty of tree-lined streets, breathtaking mountain views, and access to parks, pathways, and naturalized amenities right outside your door. This thoughtfully designed home features 3 spacious bedrooms, 2.5 modern bathrooms, a double-car garage and WALKOUT BASEMENT! The main floor is designed for living and entertaining, complete with 9-foot ceilings on the main floor, luxurious quartz countertops throughout, and an open-to-below concept that adds a sense of grandeur to the space. The stylish kitchen boasts a walk-through pantry for easy access and a mudroom to keep things organized. The main floor also features a bright and airy den with large windows—perfect for a home office or study. Upstairs, you'll find the conveniently located bonus room, laundry room and a luxurious 5-piece en suite in the primary bedroom, offering a private oasis for relaxation. PLEASE NOTE Availability and specifications are subject to change without notice.**

Inclusions: **\$5,000 CREDIT to the Brick**
 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













