



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**135 SADDLEBRED Place, Cochrane T4C 3E6**

MLS®#: **A2159019** Area: **Heartland** Listing Date: **08/19/24** List Price: **\$659,900**  
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **3,757 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Low Maintenance Landscape,Interior Lot,Level,Other**  
 Park Feat: **Double Garage Attached**

Finished Floor Area  
 Abv Sqft: **1,860**  
 Low Sqft:  
 Ttl Sqft: **1,860**

DOM  
**30**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other**  
 Construction: **Concrete,Other,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator**  
 Int Feat: **Kitchen Island,Open Floorplan,Pantry,See Remarks,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	13`4" x 12`0"	Breakfast Nook	Main	10`0" x 11`0"
Kitchen	Main	12`10" x 12`0"	Pantry	Main	4`4" x 4`10"
Mud Room	Main	7`4" x 9`6"	2pc Bathroom	Main	5`6" x 4`6"
Foyer	Main	11`2" x 12`0"	Bonus Room	Second	10`2" x 14`0"
Bedroom - Primary	Second	13`8" x 13`0"	Laundry	Second	5`8" x 11`4"
3pc Bathroom	Second	5`4" x 11`4"	Bedroom	Second	10`4" x 10`10"
Bedroom	Second	11`6" x 9`6"	Walk-In Closet	Second	5`2" x 12`0"
5pc Ensuite bath	Second	10`4" x 9`6"			

Title: **Fee Simple**  
Legal Desc: **231-1905**

Zoning: **R-1**

Remarks

Pub Rmks: **Welcome to 135 Saddlebred Way, a stunning newly built home by Daytona Homes, renowned for their impeccable quality, attention to detail, and industry-leading customer service. Located in the vibrant community of Cochrane, this residence combines contemporary elegance with everyday comfort. As you step inside, the grand foyer immediately welcomes you with an airy ambiance, leading into an open-concept main floor that's perfect for both entertaining and family living. The gourmet kitchen is a culinary masterpiece, featuring a central island with seating, high-end cabinetry, stainless steel appliances, and elegant quartz countertops. A bright dining nook, surrounded by large windows, invites natural light, and sliding doors open to the backyard—perfect for outdoor dining and relaxation. The great room, centered around a cozy fireplace, is filled with light from expansive windows, offering a warm and inviting space for gatherings or quiet evenings. A conveniently located mudroom off the double attached garage provides ample storage and helps keep the home organized. Upstairs, the primary suite is a serene retreat, complete with a walk-in closet and a luxurious five-piece ensuite bathroom featuring dual vanities, a soaking tub, and a glass-enclosed shower. Two additional spacious bedrooms, a versatile bonus room, and a full bathroom complete the upper level, along with a conveniently placed laundry room. The unfinished basement offers endless possibilities for future development, ideal for creating a home gym, or entertainment space. Outside, the expansive backyard provides ample space for your dream outdoor oasis, whether it be a garden, play area, or cozy patio. Located in the heart of Cochrane, 135 Saddlebred Way offers suburban tranquility with urban convenience, close to parks, schools, shopping, and dining. Don't miss the chance to own this exceptional property—schedule your private viewing today and experience the unparalleled quality and luxury that define this home.**

Inclusions: **N/A**  
Property Listed By: **Royal LePage Benchmark**

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