



THE
A-TEAM

**RE/MAX
FIRST**

174 SADDLEBRED Place, Cochrane T4C3E5

MLS® #: **A2161364** Area: **Heartland** Listing Date: **08/29/24** List Price: **\$718,400**
 Status: **Active** County: **Rocky View County** Change: **-\$11k, 18-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,819 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,398**
 Low Sqft:
 Ttl Sqft: **2,398**

DOM

96
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Level**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting**

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

Kitchen Appl: **See Remarks**
 Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Smart Home,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Flex Space	Main	9`6" x 10`0"
Kitchen	Main	8`6" x 14`6"	Great Room	Main	13`0" x 13`0"
Dining Room	Main	10`0" x 13`0"	Bedroom - Primary	Upper	13`3" x 15`2"
5pc Ensuite bath	Upper	10`0" x 11`4"	Bonus Room	Upper	13`3" x 14`7"
4pc Bathroom	Upper	0`0" x 0`0"	Bedroom	Upper	9`6" x 10`4"

Bedroom	Upper	9`5" x 11`0"	Bedroom	Upper	9`4" x 11`11"
			Legal/Tax/Financial		

Title:		Zoning:			
Fee Simple		TBD			
Legal Desc:	2311905;			Remarks	

Pub Rmks: **Meet Damon: a stunning 4-bedroom, 2.5-bathroom home in Cochrane's Heartland community. This 2,354 sq. ft. residence blends elegance with functionality, featuring 9' ceilings, a chef-inspired kitchen with high-end stainless steel appliances, water and gas lines to the fridge and range, a chimney hood fan, and a walk-in pantry. Luxury Vinyl Plank (LVP) flooring and quartz countertops with undermount sinks elevate the modern aesthetic. The living area includes an electric fireplace and paint-grade railing with iron spindles. The mudroom offers built-in bench seating and coat racks. The primary bedroom is a private retreat with a luxurious 5-piece ensuite, including a soaker tub, dual sinks with a bank of drawers, and a walk-in shower with tiled walls, a fiberglass base, a bench, a shower niche, and a sliding glass barn door. The west-facing backyard is perfect for entertaining, equipped with a BBQ gas line. A 2-car garage and knockdown ceilings ensure comfort and style throughout. Photos are representative.**

Inclusions: **C/A**
Property Listed By: **Bode Platform Inc.**

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









