



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**174 SADDLEBRED Place, Cochrane T4C3E5**

MLS® #: **A2161364**

Area: **Heartland**

Listing Date: **08/29/24**

List Price: **\$728,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$11k, 18-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Cochrane**  
Year Built: **2024**

Finished Floor Area

Abv Sqft: **2,398**

Low Sqft:

Ttl Sqft: **2,398**

Lot Information

Lot Sz Ar: **3,819 sqft**

Lot Shape:

DOM

**61**

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

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

Title:		Zoning:			
<b>Fee Simple</b>		<b>TBD</b>			
Legal Desc:	<b>2311905;</b>			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**









