



THE
A-TEAM

**RE/MAX
FIRST**

23 SADDLEBRED Place, Cochrane T4C 3E7

MLS®#: **A2162507** Area: **Heartland** Listing Date: **09/03/24** List Price: **\$735,900**
 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: **3,676 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,City Lot,Low Maintenance Landscape**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,089**
 Low Sqft:
 Ttl Sqft: **2,089**

DOM

80
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator**
 Int Feat: **Built-in Features,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Nook	Main	10`5" x 12`0"	Great Room	Main	16`10" x 14`4"
Kitchen	Main	12`1" x 9`6"	Office	Main	5`10" x 5`4"
Mud Room	Main	8`2" x 7`4"	Foyer	Main	7`11" x 7`4"
2pc Bathroom	Main	5`4" x 5`8"	5pc Ensuite bath	Second	12`6" x 12`4"
Bedroom - Primary	Second	14`3" x 13`4"	Bonus Room	Second	13`0" x 13`4"
Bedroom	Second	9`1" x 11`2"	Bedroom	Second	10`0" x 12`0"
Laundry	Second	6`7" x 8`10"	3pc Bathroom	Second	10`0" x 6`0"

Bedroom	Basement	9`6" x 10`10"	Family Room	Basement	16`9" x 10`4"
Kitchen	Basement	11`2" x 8`11"	3pc Bathroom	Basement	8`7" x 6`1"
Legal/Tax/Financial					

Title:	Zoning:
Fee Simple	R-1
Legal Desc:	231-1905
Remarks	

Pub Rmks: **LEGAL SUITE ALERT! This home has a fully developed basment and includes a FULL LEGAL SUITE to help out with your monthly costs! Welcome to 23 Saddlebred Place, Cochrane - A Newly Built Masterpiece by Daytona Homes Step into the refined elegance of this newly built 4-bedroom, 3.5-bathroom home, crafted by the esteemed Daytona Homes, known for their outstanding customer service and exceptional craftsmanship. Main Level: As you enter through the front door, a spacious foyer greets you, leading to an open and inviting layout. A private office/tech room provides a quiet space for work or study. The kitchen, featuring a large island, overlooks the great room and dining nook, perfect for family gatherings and entertaining guests. The walk-through pantry connects to a mudroom and the generous double garage, offering both convenience and functionality. A 2-piece bathroom is also located on this level. Basement: The fully finished basement offers a versatile, legal suite, complete with a well-equipped kitchen, a large bedroom, a 3-piece bathroom, and a cozy family room. This space is ideal for guests, older children, or potential rental income. Top Floor: On the top floor, a bonus room provides additional living space and separates the primary bedroom from the other bedrooms. The primary suite includes a luxurious 5-piece ensuite bathroom, creating a private retreat. Two generously sized bedrooms share a 3-piece bathroom, and the laundry room is conveniently located on this level. Outdoor Living: The backyard offers a peaceful retreat, with a patio area perfect for enjoying the outdoors. The fall season brings a special charm to the mature trees and surrounding landscape. 23 Saddlebred Place is more than just a home—it's a testament to Daytona Homes' dedication to quality and design. Experience modern living in this beautifully crafted residence.**

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









