



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**70 SADDLEBRED Place, Cochrane T4C 3E7**

MLS® #: **A2176031**

Area: **Heartland**

Listing Date: **10/30/24**

List Price: **\$629,900**

Status: **Pending**

County: **Rocky View County**

Change: **-\$10k, 12-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Cochrane**  
Year Built: **2024**  
Lot Information  
Lot Sz Ar: **3,962 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,110**  
Low Sqft:  
Ttl Sqft: **2,110**

DOM

**52**  
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: **Balcony**

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	12`5" x 11`8"
Dining Room	Main	10`0" x 9`8"
Bedroom - Primary	Upper	15`5" x 12`11"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Upper	9`11" x 11`8"
5pc Ensuite bath	Upper	0`0" x 0`0"

Room	Level	Dimensions
Living Room	Main	13`11" x 15`0"
Den	Main	9`11" x 8`5"
Bonus Room	Upper	13`11" x 12`7"
Bedroom	Upper	9`5" x 11`11"
4pc Bathroom	Upper	0`0" x 0`0"

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **see remarks**  
 Legal Desc: **2311905**

Remarks

Pub Rmks: **Home awaits in one of Cochrane's newest communities, Heartland! With tree-lined streets, mountain views, parks and pathways and naturalized amenities, you can have it all! With over 2121 (approx) square feet of open concept living space, the Jayne is built with your growing family in mind. This single-family line home features 3 bedrooms, 2.5 bathrooms and DOUBLE WALK IN CLOSETS in the primary bedroom with 5 piece ensuite, main floor den and upper floor laundry. The 9-foot ceilings on main floor, electric fireplace and quartz countertops throughout blends style and functionality for your family to build endless memories. Side entrance included **\*\*PLEASE NOTE\*\* PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES\*\*\* QUICK POSSESSION! MOVE IN BEFORE CHRISTMAS!!****

Inclusions: **\$5000 Brick Credit**  
 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**







