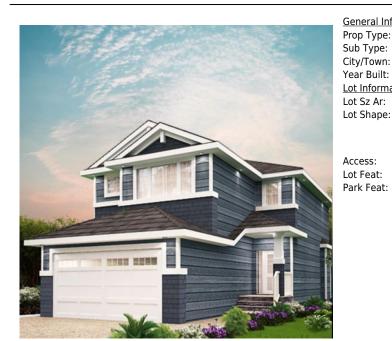


## 70 SADDLEBRED Place, Cochrane T4C 3E7

MLS®#: A2176031 Heartland Listing 10/30/24 List Price: **\$629,900** Area:

Status: **Pending** County: **Rocky View County** Change: -\$10k, 12-Nov Association: Fort McMurray

Date:



**General Information** 

Prop Type: Residential Sub Type: Detached City/Town: Cochrane

Year Built: 2024 Lot Information

3,962 sqft

Low Sqft: Ttl Sqft:

Finished Floor Area

2,110

2,110

Abv Saft:

Access:

See Remarks Lot Feat:

Park Feat: **Double Garage Attached**  <u>DOM</u>

52 **Layout** 

Beds:

3 (3) 2.5 (2 1) Baths:

Style:

2 Storey

**Parking** 

Ttl Park: 4 Garage Sz: 2

**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: Int Feat:

None See Remarks

Utilities:

**Room Information** 

**Dimensions** <u>Room</u> Level **Dimensions** Room <u>Level</u> **Living Room** Kitchen Main 12`5" x 11`8" Main 13`11" x 15`0" **Dining Room** Main 10'0" x 9'8" Den Main 9`11" x 8`5" **Bedroom - Primary** 15`5" x 12`11" **Bonus Room** 13`11" x 12`7" Upper Upper 2pc Bathroom Main 0'0" x 0'0" **Bedroom** Upper 9`5" x 11`11" **Bedroom** Upper 9`11" x 11`8" 4pc Bathroom Upper 0'0" x 0'0" 5pc Ensuite bath Upper 0'0" x 0'0"

Legal/Tax/Financial

Title: Zoning:
Fee Simple see remarks

Legal Desc: **2311905** 

Remarks

Pub Rmks: Home awaits in one of Cochrane's newest communities. Heartland! W

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

