



THE
A-TEAM

**RE/MAX
FIRST**

170 SADDLEBRED Place, Cochrane T4C3B5

MLS® #: **A2176836**

Area: **Heartland**

Listing Date: **11/01/24**

List Price: **\$664,225**

Status: **Active**

County: **Rocky View County**

Change: **-\$11k, 11-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Cochrane

Year Built:

2024

Lot Information

Lot Sz Ar:

3,818 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,096

Low Sqft:

Ttl Sqft:

2,096

DOM

170

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Level

Double Garage Attached

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Public Sewer

Ext Feat:

Lighting,Private Entrance

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Public

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Range,Freezer,Microwave,Range Hood,Tankless Water Heater

Int Feat:

Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Smart Home,Soaking Tub,Tankless Hot Water,Walk-In Closet(s)

Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|---------------------|-------|---------------|-------------------|-------|---------------|
| 2pc Bathroom | Main | | 4pc Bathroom | Upper | |
| 5pc Ensuite bath | Upper | | Great Room | Main | 15`0" x 13`4" |
| Dining Room | Main | 9`7" x 13`4" | Bedroom - Primary | Upper | 12`5" x 13`7" |
| Bedroom | Upper | 10`5" x 11`1" | Bedroom | Upper | 12`3" x 12`0" |
| Kitchen | Main | 12`7" x 14`1" | Bonus Room | Upper | 16`7" x 11`8" |
| Legal/Tax/Financial | | | | | |

Title: Fee Simple
 Legal Desc: 2311905;
 Zoning: R-G

Remarks

Pub Rmks: Discover the Birkley by Sterling Homes, a thoughtfully crafted 2,024 sq. ft. home that perfectly blends style and practicality. This 3-bedroom, 2.5-bathroom beauty comes with a spacious 2-car garage and an inviting interior featuring 9' main floor ceilings. The kitchen is designed for culinary enthusiasts, complete with stainless steel appliances, extra pots/pans drawers, a chimney hood fan, water line to the fridge, and a walk-through pantry. The main living area boasts an electric fireplace, quartz countertops, and LVP flooring. The upper level offers a vaulted bonus room, walk-in closets in all bedrooms, and a luxurious 5-piece ensuite with a soaker tub, dual sinks, and a walk-in shower. The west-facing backyard and gas line for BBQs make it ideal for sunny afternoons. Smart Energy features up to 20% savings on utilities. Located in a vibrant community, this home is designed for seamless family living! *Photos are representative

Inclusions: N/A
 Property Listed By: Bode Platform Inc.

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











