



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**170 SADDLEBRED Place, Cochrane T4C3B5**

MLS® #: **A2176836**

Area: **Heartland**

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

List Price: **\$699,400**

Status: **Active**

County: **Rocky View County**

Change: **+\$30k, 18-Nov**

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

**19**  
Layout  
Beds: **3 (3 )**  
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: **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**

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











