



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**67 SADDLEBRED Place, Cochrane T4C3E7**

MLS® #: **A2177423**      Area: **Heartland**      Listing Date: **11/04/24**      List Price: **\$760,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**      Finished Floor Area  
 Year Built: **2025**      Abv Sqft: **2,085**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **3,620 sqft**      Ttl Sqft: **2,085**  
 Lot Shape:

DOM

**89**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet, Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Lighting**      Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Washer**  
 Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)**  
 Utilities:

Room Information

| Room             | Level  | Dimensions    | Room              | Level  | Dimensions    |
|------------------|--------|---------------|-------------------|--------|---------------|
| 2pc Bathroom     | Main   | 5`2" x 5`0"   | Bedroom - Primary | Second | 14`6" x 13`4" |
| 5pc Ensuite bath | Second | 11`3" x 8`7"  | Bedroom           | Second | 12`0" x 9`3"  |
| Bedroom          | Second | 12`5" x 11`3" | 4pc Bathroom      | Second | 8`7" x 5`0"   |

Legal/Tax/Financial

Title:      Zoning:  
**Fee Simple**      **R-MX**  
 Legal Desc: **2311905**

Remarks

Pub Rmks: **This is the perfect home for families looking for a welcoming and cozy lifestyle. Welcome to this stunning home built by award winning Prominent Homes. This three**

**bedroom home with a walk-out basement and an attached double car garage features tons of natural light. The Main Floor has a chic Kitchen with built-in oven and microwave nice size island, Nook and Open to above Family Room, office space and a 10x24 Deck. Upstairs has 3 large bedrooms including a Primary bedroom with 5-piece Ensuite, walk-in closet, Laundry Room and a Bonus room. Possession will be in the summer of 2025. The location is ideal with 15 minutes to Ghost Lake for boating or paddleboarding in the summer and 45 minutes to downtown Calgary and 45 minutes to Kananaskis Call to book your private showing today!**

Inclusions:

**N/A**

Property Listed By:

**eXp Realty**

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