



THE
A-TEAM

**RE/MAX
FIRST**

71 SADDLEBRED Place, Cochrane T4C3E7

MLS®#: **A2177425** Area: **Heartland** Listing Date: **11/04/24** List Price: **\$780,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **336 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,184**
 Low Sqft:
 Ttl Sqft: **2,184**

DOM

17
Layout
 Beds: **4 (4)**
 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**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting**

Construction: **Wood Frame**
 Flooring: **Carpet, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer**
 Int Feat: **Built-in Features, 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	6`0" x 3`0"	Bedroom - Primary	Second	18`3" x 13`1"
5pc Bathroom	Second	11`0" x 9`3"	Bedroom	Second	10`1" x 10`0"
Bedroom	Second	10`4" x 9`0"	Bedroom	Second	12`1" x 9`3"
4pc Bathroom	Second	10`9" x 5`0"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2311905**

Zoning: **R-MX**

Remarks

Pub Rmks: **Rare opportunity to have a brand new 4 bedroom home! Welcome to this stunning home built by award winning Prominent Homes that features a walk-out basement and an attached double car garage. The Main Floor has a chic Kitchen with built-in oven and microwave, nice size island, Nook, Family Room, Flex room perfect for working from home, and a 10x24 Deck. Upstairs has 4 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**

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