



THE
A-TEAM

**RE/MAX
FIRST**

123 SADDLEBRED Link, Cochrane T4C 3B6

MLS®#: **A2178138**

Area: **Heartland**

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

List Price: **\$874,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$21k, 19-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2022**
Lot Information
Lot Sz Ar: **3,728 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,708**
Low Sqft:
Ttl Sqft: **2,708**

DOM

9
Layout
Beds: **6 (4 2)**
Baths: **4.5 (4 1)**
Style: **3 Storey**

Parking

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

Access:
Lot Feat: **Back Yard,Other**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting,Other**

Construction: **Concrete**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`2" x 22`11"
Kitchen With Eating Area	Main	14`2" x 11`11"
Spice Kitchen	Main	5`8" x 5`5"
2pc Bathroom	Main	4`7" x 4`11"
Media Room	Second	14`6" x 13`3"
5pc Ensuite bath	Second	10`7" x 8`9"
Laundry	Second	5`3" x 7`9"
Walk-In Closet	Second	4`8" x 5`8"
Walk-In Closet	Second	5`8" x 4`7"
Bedroom	Third	13`0" x 12`9"

Room	Level	Dimensions
Mud Room	Main	3`1" x 3`4"
Pantry	Main	2`9" x 2`3"
Dining Room	Main	8`6" x 11`6"
Entrance	Main	8`4" x 8`5"
Bedroom - Primary	Second	12`10" x 12`0"
Walk-In Closet	Second	6`9" x 6`11"
Bedroom	Second	12`10" x 13`6"
Bedroom	Second	11`7" x 11`7"
4pc Bathroom	Second	11`6" x 4`7"
Flex Space	Third	12`2" x 14`3"

**3pc Bathroom
Bedroom
Bedroom**

**Third
Basement
Basement**

**4`11" x 8`3"
10`3" x 11`4"
9`9" x 10`1"**

**Storage
Family Room
3pc Bathroom**

**Basement
Basement
Basement**

**8`10" x 17`1"
19`11" x 11`4"
4`11" x 7`10"**

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2210392

Zoning:
R-LD

Remarks

Pub Rmks:

Welcome to Heartland, an established sought-after community in Cochrane where pride of home ownership is evident in this family oriented community. One lucky family will have an opportunity to call this executive, 6 bedroom, 4.5 bathroom move-in-ready residence their forever home. As you drive up to this family residence featuring over 3368 sf of developed living space over 4 levels, you will immediately notice the elegant curb appeal. Walk through the front doors and be in awe of the open concept design, upgraded finishes and woodwork of this remarkable home. The phenomenal open concept main floor is designed for entertaining. The grand living room is perfect for entertaining and formal get-togethers. The kitchen features gleaming stone counters, and an abundance of cabinetry ensures there's a place for everything. Your inner chef will rejoice with stainless steel appliances and an oversized island. The main floor features A FULLY equipped SPICE KITCHEN with gas stove, a cleverly designed culinary haven that serves as an aromatic buffer while you cook up wonderfully flavorful dishes. A large casual eating area just off the kitchen is perfect for family breakfast time and nightly dinners. Access the spacious backyard off the eating area, perfect for kids to enjoy the outdoor space while keeping an eye on them. The main floor is finished with a convenient 2-piece bath and a bright and spacious work from home office space/formal dining room. Enjoy family movie and game nights in the spacious upper floor bonus room. The large master retreat features plenty of space for king size bed and seating area with a large walk in closet with built-in shelving. The master bedroom features an opulent en-suite with soaker tub perfect for evening relaxation baths. Two additional spacious bedrooms, and the main bath round out the second floor. Continue to the unique third floor featuring a separate living room, 3-piece bathroom and spacious 1 bedroom with spectacular view of the Rocky Mountains, the perfect space for extended family or a nanny. The Basement includes a SEPARATE ENTRANCE, 2 spacious bedrooms, a 3 piece bathroom and living room. If you're looking for a truly special home for your family with a boutique feeling, this is the one! Homes of this caliber don't come to market often. This lovely home is in an incredible, convenient location just a short drive into the community which offers an abundance of green space, schools and shopping. This community features plenty of parks and walking paths perfect for those who enjoy taking their dogs out for daily walks and morning runs. Call your favorite agent right away and book your showing as this home is truly one to be desired.

Inclusions:
Property Listed By:

**N/A
Power Properties**

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





