



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**103 SADDLEBRED Place, Cochrane T4C 3E6**

MLS®#: **A2179523**

Area: **Heartland**

Listing Date: **11/15/24**

List Price: **\$648,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$1,000, 18-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Cochrane**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,803 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,026**  
Low Sqft:  
Ttl Sqft: **2,026**

DOM

**36**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Low Maintenance Landscape,Interior Lot,Other**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator**  
Int Feat: **Bathroom Rough-in,Built-in Features,Closet Organizers,Granite Counters,Kitchen Island,Open Floorplan,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Second	10`0" x 11`4"
Bonus Room	Second	11`6" x 15`10"
5pc Ensuite bath	Second	15`8" x 7`8"
Bedroom - Primary	Second	14`8" x 17`0"
Mud Room	Main	7`0" x 8`4"
Kitchen	Main	8`10" x 14`4"
Nook	Main	11`4" x 10`0"

Room	Level	Dimensions
Bedroom	Second	10`0" x 11`4"
3pc Bathroom	Second	9`6" x 7`8"
Walk-In Closet	Second	6`0" x 11`6"
Foyer	Main	7`0" x 10`8"
2pc Bathroom	Main	3`2" x 6`1"
Great Room	Main	11`10" x 13`0"

Title: **Fee Simple**  
 Zoning: **R-1**  
 Legal Desc: **2311905**

Remarks

Pub Rmks: **\*\* Temporary Builder incentive of 25K discount reflected in sales price \*\* Take advantage of this discount and updated mortgage rates \*\* 103 Saddlebred Place, a remarkable new construction by Daytona Homes, situated in the inviting and picturesque Heartland community within Cochrane. This property features the Breeze model, meticulously designed to offer a blend of modern elegance, functionality, and comfort. Known for their exceptional build quality and client-focused approach, Daytona Homes has created a home that suits families and individuals looking for a warm and stylish residence in a vibrant neighborhood. Step inside to an impressive main floor, showcasing an open-concept design that maximizes space and flow. The foyer welcomes you with a grand sense of entry, leading into a bright and spacious Great Room. This central living area is ideal for gatherings, featuring ample natural light and a generous layout that allows for versatile seating and entertainment setups. Adjacent to the Great Room, the kitchen is a culinary dream, complete with high-quality finishes, modern appliances, and a well-designed island that provides both additional seating and workspace. The kitchen seamlessly connects to a nook area, perfect for casual dining or enjoying morning coffee. Sliding doors lead out to a deck with wood decking, extending the living space outdoors and providing a lovely area for barbecues or relaxation in the fresh air. A mudroom positioned near the entrance to the attached garage adds practicality, offering a dedicated space to store shoes, coats, and other essentials, keeping your home organized and clutter-free. The upper floor, is designed for privacy and comfort. Here, you'll find three spacious bedrooms, each thoughtfully positioned for optimal space and functionality. The primary bedroom serves as a luxurious retreat, featuring a large walk-in closet and an elegant ensuite bathroom with a freestanding tub, perfect for unwinding after a long day. The two additional bedrooms share a well-appointed bathroom, making it convenient for family members or guests. The upper level also includes a bonus room, ideal for a home office, playroom, or cozy family lounge area. Completing this level is a central laundry room, adding convenience and efficiency to everyday chores. The home includes a 9-foot basement ceiling, offering significant potential for future customization. With a 3-piece rough-in, the basement is ready for development into a personalized space, such as a home gym, media room, or additional bedroom - allowing you to tailor the space to meet your specific needs and lifestyle. For those seeking a new home that combines quality construction, thoughtful design, and a family-friendly community, 103 Saddlebred Place is an excellent choice.**

Inclusions: **N/A**  
 Property Listed By: **Royal LePage Benchmark**

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











