



THE
A-TEAM

**RE/MAX
FIRST**

27 SADDLEBRED Place, Cochrane T4C 3E7

MLS®#: **A2180836** Area: **Heartland** Listing **11/23/24** List Price: **\$675,900**
 Status: **Active** County: **Rocky View County** Date: Change: **-\$8k, 18-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,659 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,259**
 Low Sqft:
 Ttl Sqft: **2,259**

DOM

28
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**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Nook	Main	11`9" x 10`6"	Great Room	Main	16`0" x 12`6"
Kitchen	Main	16`3" x 13`7"	Den	Main	10`4" x 9`1"
2pc Bathroom	Main	3`6" x 7`6"	Mud Room	Main	7`0" x 10`7"
Foyer	Main	7`10" x 9`11"	5pc Ensuite bath	Second	13`8" x 11`6"
Bedroom - Primary	Second	15`10" x 12`0"	Laundry	Second	6`0" x 9`4"
3pc Bathroom	Second	5`4" x 9`4"	Bedroom	Second	10`9" x 10`8"
Bedroom	Second	10`9" x 10`8"	Bonus Room	Second	13`0" x 18`0"

Walk-In Closet

Second

6`4" x 11`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311905

Zoning:
R-1

Remarks

Pub Rmks:

Welcome to 27 Saddlebred Way, Cochrane, an exceptional home built by the highly esteemed Daytona Homes, known for their outstanding craftsmanship and dedication to quality. This stunning property offers over 2,200 square feet of thoughtfully designed living space, making it the perfect choice for families or anyone looking to embrace style, comfort, and functionality in a modern home. With every detail meticulously considered, this property showcases the best in contemporary design while maintaining a warm and inviting atmosphere. The main floor features a spacious layout with over 1,000 square feet of living space designed for seamless family living and entertaining. The great room is bright and welcoming, with large windows allowing an abundance of natural light to fill the space. Adjacent to the great room is the stylish nook and an impressive kitchen that will inspire your inner chef. Featuring sleek finishes, stainless steel appliances, a built-in microwave, and an oversized island, this kitchen is perfect for both everyday cooking and hosting gatherings. Completing the main floor is a versatile den, ideal for a home office or a quiet retreat, and a practical mudroom that connects directly to the attached double garage for added convenience. Upstairs, you'll find over 1,200 square feet of well-planned living space. The primary bedroom is a true sanctuary, complete with a walk-in closet and a spa-like ensuite featuring a double vanity, a luxurious soaking tub, and a walk-in shower. Two additional generously sized bedrooms ensure plenty of room for family or guests, while the bonus room offers a flexible space that can be tailored to your needs, whether for relaxation, play, or work. A dedicated laundry room on the upper level enhances convenience, making daily chores simple and efficient. The unfinished basement adds incredible potential, featuring a 3-piece rough-in that opens the door to endless possibilities for customization. Whether you dream of creating a home theater, additional bedrooms, or a recreational space, this basement is ready to be transformed to fit your vision. Situated in the desirable and family-friendly community of Heartlands, this home offers a peaceful setting with easy access to Cochrane's parks, schools, and amenities. With its contemporary design, functional layout, and premium finishes, this property perfectly balances modern luxury with practical living. This home includes all standard appliances and a garage opener, making it move-in ready. Built with Daytona Homes' signature attention to detail and reputation for excellence, 27 Saddlebred Way is a property where quality meets comfort. Don't miss this incredible opportunity!

Inclusions:
Property Listed By:

N/A
Royal LePage Benchmark

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











