



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**43 SADDLEBRED Place, Cochrane T4C 3E7**

MLS® #: **A2183718**      Area: **Heartland**      Listing Date: **12/17/24**      List Price: **\$649,900**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **4,686 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,209**  
 Low Sqft:  
 Ttl Sqft: **2,209**

DOM  
**4**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

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

Access:  
 Lot Feat: **See Remarks**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **None**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`6" x 12`4"
Dining Room	Main	9`8" x 12`4"
2pc Bathroom	Main	0`0" x 0`0"
Bonus Room	Upper	13`1" x 12`1"
Bedroom	Upper	10`10" x 9`1"
5pc Ensuite bath	Upper	0`0" x 0`0"

Room	Level	Dimensions
Living Room	Main	14`2" x 12`9"
Den	Main	9`9" x 12`5"
Bedroom - Primary	Upper	15`7" x 13`1"
Bedroom	Upper	11`7" x 9`5"
4pc Bathroom	Upper	0`0" x 0`0"
Laundry	Upper	0`0" x 0`0"

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **see remarks**  
 Legal Desc: **2311905**

Remarks

Pub Rmks: **Welcome to Heartland, One of Cochrane's newest and most vibrant community! This stunning 'Fulton' model offers everything your family needs and more. Enjoy the beauty of tree-lined streets, breathtaking mountain views, and access to parks, pathways, and naturalized amenities right outside your door. This thoughtfully designed home features 3 spacious bedrooms, 2.5 modern bathrooms, a double-car garage and WALKOUT BASEMENT! The main floor is designed for living and entertaining, complete with 9-foot ceilings on the main floor, luxurious quartz countertops throughout, and an open-to-below concept that adds a sense of grandeur to the space. The stylish kitchen boasts a walk-through pantry for easy access and a mudroom to keep things organized. The main floor also features a bright and airy den with large windows—perfect for a home office or study. Upstairs, you'll find the conveniently located bonus room, laundry room and a luxurious 5-piece en suite in the primary bedroom, offering a private oasis for relaxation. PLEASE NOTE Availability and specifications are subject to change without notice.**

Inclusions: **\$7500 Brick Credit**  
 Property Listed By: **Century 21 All Stars Realty Ltd.**

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













