

131 SADDLEBRED Place, Cochrane T4C 3E7

Roof:

Heating:

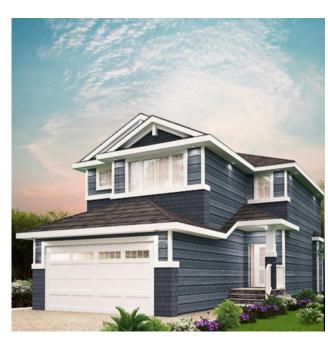
Sewer:

Int Feat:

MLS®#: A2183871 Heartland Listing 12/17/24 List Price: \$639,900 Area:

Status: Active County: **Rocky View County** Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type: Detached City/Town:

Year Built: 2024 **Lot Information**

Lot Sz Ar: Lot Shape: Residential

Cochrane Finished Floor Area Abv Saft:

Low Sqft:

3,995 sqft Ttl Sqft:

2,115

2,115

<u>Parking</u>

<u>DOM</u>

Layout

Beds:

Baths:

Style:

4

Ttl Park: 4 Garage Sz: 2

3 (3)

2.5 (2 1)

2 Storey

Access:

See Remarks Lot Feat:

Park Feat: **Double Garage Attached**

Utilities and Features

Asphalt Shingle Construction: Forced Air, Natural Gas **Wood Frame**

Flooring:

Carpet,Laminate,Tile Ext Feat: Balcony Water Source:

Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: None

Utilities:

See Remarks

Room Information

Room Level **Dimensions** Room <u>Level</u> Dimensions **Living Room** Kitchen Main 11`5" x 12`5" Main 13`4" x 12`8" **Dining Room** Main 10`0" x 12`5" Den Main 10`1" x 8`7" **Bedroom - Primary** 15`7" x 12`11" **Bonus Room** 13`10" x 12`9" Upper Upper Main 2pc Bathroom 0'0" x 0'0" **Bedroom** Upper 9`6" x 12`1" **Bedroom** Upper 9`10" x 9`8" 4pc Bathroom Upper 0'0" x 0'0" 5pc Ensuite bath Upper 0'0" x 0'0"

Legal/Tax/Financial

Title: Zoning:
Fee Simple see remarks

Legal Desc: **2311905**

Pub Rmks:

Inclusions:

Remarks

Home awaits in one of Cochrane's newest communities, Heartland! With tree-lined streets, mountain views, parks and pathways and naturalized amenities, you can have it all! With over 2115 (approx) square feet of open concept living space, the Jayne is built with your growing family in mind. This single-family line home features 3 bedrooms, 2.5 bathrooms and an expansive walk-in closet in the primary bedroom, main floor den and upper floor laundry. The 9-foot ceilings on main floor and quartz countertops throughout blends style and functionality for your family to build endless memories. **PLEASE NOTE** PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES***

\$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

