



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS@#: **A2183871**      Area: **Heartland**      Listing Date: **12/17/24**      List Price: **\$639,900**  
 Status: **Pending**      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: **3,995 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,115**  
 Low Sqft:  
 Ttl Sqft: **2,115**

DOM

**36**  
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: **Balcony**

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	11`5" x 12`5"
Dining Room	Main	10`0" x 12`5"
Bedroom - Primary	Upper	15`7" x 12`11"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Upper	9`10" x 9`8"
5pc Ensuite bath	Upper	0`0" x 0`0"

Room	Level	Dimensions
Living Room	Main	13`4" x 12`8"
Den	Main	10`1" x 8`7"
Bonus Room	Upper	13`10" x 12`9"
Bedroom	Upper	9`6" x 12`1"
4pc Bathroom	Upper	0`0" x 0`0"

Legal/Tax/Financial

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

Remarks

Pub Rmks: **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\*\*\*****

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**







