

Finished Floor Area

2,115

2,115

Abv Saft:

Low Sqft:

Ttl Sqft:

## 131 SADDLEBRED Place, Cochrane T4C 3E7

Roof:

Heating:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

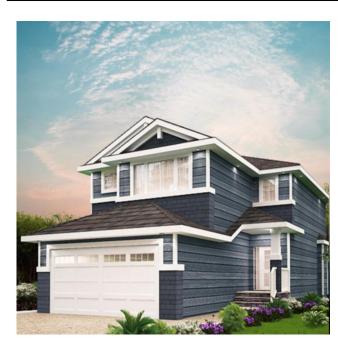
Balcony

Sewer:

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

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

Date:



None

See Remarks

**General Information** 

Prop Type: Residential Sub Type: Detached City/Town: Cochrane

Year Built: 2024 **Lot Information** 

Lot Sz Ar: Lot Shape:

Access:

See Remarks Lot Feat:

Park Feat: **Double Garage Attached** 

3,995 sqft

<u>DOM</u>

36 **Layout** 

Beds:

2.5 (2 1) Baths: 2 Storey

3 (3)

Style:

<u>Parking</u>

Ttl Park: 4 Garage Sz: 2

**Utilities and Features** 

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

Flooring:

Carpet,Laminate,Tile Water Source:

Fnd/Bsmt: **Poured Concrete** 

**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







