



THE
A-TEAM

**RE/MAX
FIRST**

151 SADDLEBRED Place, Cochrane T4C3E6

MLS®#: **A2188580** Area: **Heartland** Listing Date: **01/21/25** List Price: **\$718,400**
 Status: **Active** County: **Rocky View County** Change: **-\$11k, 27-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane** Finished Floor Area
 Year Built: **2024** Abv Sqft: **2,279**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,839 sqft** Ttl Sqft: **2,279**
 Lot Shape:

DOM

74
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Tankless Water Heater**
 Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Smart Home,Soaking Tub,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	
5pc Ensuite bath	Upper	
Dining Room	Main	33`1" x 34`9"
Bedroom	Upper	32`10" x 32`10"
Kitchen	Main	32`0" x 43`6"
Bedroom	Main	30`4" x 29`3"

Room	Level	Dimensions
4pc Bathroom	Upper	
Great Room	Main	41`0" x 49`3"
Bedroom - Primary	Upper	41`10" x 50`0"
Bedroom	Upper	33`11" x 32`10"
Bonus Room	Upper	40`9" x 52`3"

Title:
Fee Simple
Legal Desc:

2311905

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to the Denali 4, where style meets functionality in this stunning family home. The executive kitchen features a sleek island with a waterfall edge, pendant lighting, and a walk-through pantry for added convenience. Enjoy modern touches like a Silgranit sink, gas cooktop, and a waterline to the fridge. A spacious main floor flex room with double doors offers endless possibilities. Upstairs, the vaulted bonus room adds a touch of grandeur. The 5-piece ensuite is a true retreat with dual sinks, a private water closet, and a beautifully tiled shower. With vinyl floors in the ensuite, main bath, and laundry room, plus a cozy gas fireplace with a tile face, this home has it all. A side entrance, 9' basement ceiling, and thoughtful details like a bank of drawers in the ensuite and main bath make this home perfect for today's modern living.**

Inclusions: **N/A**
Property Listed By: **Bode Platform Inc.**

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







