



**91 SADDLEBRED Place, Cochrane T4C3E7**

MLS® #: **A2193725** Area: **Heartland** Listing Date: **02/10/25** List Price: **\$793,000**  
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Detached**  
 City/Town: **Cochrane** Finished Floor Area  
 Year Built: **2025** Abv Sqft: **2,176**  
Lot Information Low Sqft:  
 Lot Sz Ar: **3,617 sqft** Ttl Sqft: **2,176**  
 Lot Shape:

DOM

**12**  
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** Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Ceramic Tile, Vinyl Plank**  
 Sewer: Ext Feat: **None** Water Source:  
 Fnd/Bsm: **Poured Concrete**  
 Kitchen Appl: **Dryer, Electric Oven, Electric Stove, Microwave, Refrigerator, Washer**  
 Int Feat: **Kitchen Island, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Den</b>	<b>Main</b>	<b>12`8" x 8`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`2" x 10`10"</b>	<b>Family Room</b>	<b>Main</b>	<b>12`3" x 13`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`8" x 8`1"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`11" x 12`0"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>14`1" x 11`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`7" x 11`7"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>13`0" x 10`4"</b>
<b>4pc Bathroom</b>	<b>Upper</b>		<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 10`1"</b>
<b>Flex Space</b>	<b>Main</b>	<b>10`0" x 8`0"</b>			

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Title:		Zoning:	
<b>Fee Simple</b>		<b>R-G</b>	
Legal Desc:	<b>TBD</b>		
			Remarks
Pub Rmks:	<b>This stunning two-story home features an open floor plan, offering spacious bedrooms and a versatile bonus room. The master bedroom includes a luxurious full shower, while the gourmet kitchen is perfect for entertaining guests. A beautiful space that combines style and functionality for modern living. Photos are representative.</b>		
Inclusions:	<b>N/A</b>		
Property Listed By:	<b>Bode</b>		

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