



THE
A-TEAM

**RE/MAX
FIRST**

142 SADDLEBRED Place, Cochrane T4C3E6

MLS®#: **A2194500**

Area: **Heartland**

Listing Date: **02/24/25**

List Price: **\$766,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2025**

Lot Information

Lot Sz Ar: **4,248 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,099**
Low Sqft:
Ttl Sqft: **2,099**

DOM

0

Layout

Beds: **3 (3)**
Baths: **3.0 (3 0)**
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:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Oven,Electric Stove,Microwave,Refrigerator,Washer**
Int Feat: **Open Floorplan,See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	Great Room	Main	10`9" x 13`9"
Dining Room	Main	11`2" x 7`1"	Kitchen	Main	11`0" x 9`6"
Flex Space	Main	10`1" x 8`9"	Bedroom - Primary	Upper	13`4" x 14`6"

Bedroom
Bonus Room

Upper
Upper

13`0" x 10`4"
14`1" x 11`3"

Bedroom

Upper

10`7" x 11`6"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2311905

Zoning:

TBD

Remarks

Pub Rmks:

Escape to the charming community of Heartland and discover your dream home! This stunning residence boasts a gourmet kitchen that's sure to delight, complete with a convenient walkthrough pantry perfect for foodies and entertainers alike. The expansive living area is a true showstopper, featuring a breathtaking open-to-below design that creates a sense of airiness and sophistication. Plus, with a side entrance to the basement, the possibilities for future development are endless. Make this incredible home yours and experience the ultimate in comfort and luxury! Photos are representative.

Inclusions:

N/A

Property Listed By:

Bode

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