



146 SADDLEBRED Place, Cochrane T4C3E6

MLS® #: **A2195385** Area: **Heartland** Listing **02/19/25** List Price: **\$766,000**
 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: **2,391**
Lot Information Low Sqft:
 Lot Sz Ar: **5,026 sqft** Ttl Sqft: **2,391**
 Lot Shape: **466.96**

DOM

3
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:
 Heating: **Forced Air,Natural Gas** **Vinyl Siding,Wood Frame**
 Sewer: Flooring:
 Ext Feat: **None** **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dryer,Electric Oven,Electric Stove,Microwave,Refrigerator,Washer**
 Int Feat: **Granite Counters,Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	Family Room	Main	10`5" x 12`10"
Nook	Main	8`10" x 12`10"	Kitchen	Main	10`10" x 9`7"
Office	Main	9`7" x 10`2"	Mud Room	Main	12`7" x 5`6"
Bedroom - Primary	Upper	12`7" x 13`8"	Bedroom	Upper	9`11" x 10`11"
Bedroom	Upper	10`11" x 10`5"	Bedroom	Upper	12`0" x 8`4"
Bonus Room	Upper	12`2" x 13`0"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **TBD**
 Legal Desc: **TBD**

Remarks

Pub Rmks: **This beautiful two-storey home is located in the highly desirable Heartland community. Offering exceptional design, this home features a stylish tiled shower and a convenient side entrance, perfect for easy access. The garage includes a dedicated workshop area, providing additional space for your projects or storage. Step outside to enjoy the finished deck, expanding your outdoor living space and perfect for entertaining or relaxing. This home is the perfect blend of functionality and comfort! 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