



THE
A-TEAM

**RE/MAX
FIRST**

163 SADDLEBRED Place, Cochrane T4C3E6

MLS® #: **A2198201**

Area: **Heartland**

Listing Date: **02/28/25**

List Price: **\$759,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **2,220**

Low Sqft:

Ttl Sqft: **2,220**

Lot Information

Lot Sz Ar: **3,839 sqft**

Lot Shape:

DOM

50

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard

Double Garage Attached

Utilities and Features

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

Construction:
Stone,Vinyl Siding,Wood Frame

Flooring:
Carpet,Vinyl Plank

Water Source:
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,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"
Great Room	Main	14`0" x 12`6"
Flex Space	Main	9`8" x 9`1"
Bedroom	Upper	11`6" x 9`4"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
5pc Ensuite bath	Upper	0`0" x 0`0"
Dining Room	Main	10`10" x 10`0"
Kitchen	Main	14`10" x 9`11"
Bedroom - Primary	Upper	16`0" x 12`3"
Bedroom	Upper	11`0" x 9`5"

Bonus Room	Upper	12`0" x 13`0"	Laundry Legal/Tax/Financial	Upper	6`3" x 5`9"			
Title: Fee Simple Legal Desc:	2311905	Zoning: TBD	Remarks					
Pub Rmks:	Welcome to the Bennett — a perfect blend of style, function, and modern design. The executive kitchen is a chef’s dream, featuring built-in stainless steel appliances, a chimney hood fan, gas cooktop, and a stunning waterfall island with pendant lighting. The matte black faucet and two-tone cabinetry add a sophisticated touch. Enjoy the convenience of a side entrance, a 9' basement with two windows, and a BBQ gasline for outdoor entertaining. The 5-piece ensuite is an oasis, complete with a tiled shower and niche. Inside, find a cozy gas fireplace with an open to above ceiling in the great room, a barn door leading to a flex room, and stylish paint-grade railing with iron spindles. Walk-in closets in every bedroom and a mudroom with bench and coat racks make everyday life a breeze. The Bennett is a home designed for living beautifully. Photos are representative.							
Inclusions: Property Listed By:	N/A Bode Platform Inc.							

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







