

**70 Saddlebred Place**  
**Cochrane, Alberta**

**MLS # A2176031**



**\$629,900**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,110 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	see remarks
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** \$5000 Brick Credit

Home awaits in one of Cochrane's newest communities, Heartland! With tree-lined streets, mountain views, parks and pathways and naturalized amenities, you can have it all! With over 2121 (approx) square feet of open concept living space, the Jayne is built with your growing family in mind. This single-family line home features 3 bedrooms, 2.5 bathrooms and DOUBLE WALK IN CLOSETS in the primary bedroom with 5 piece ensuite, main floor den and upper floor laundry. The 9-foot ceilings on main floor, electric fireplace and quartz countertops throughout blends style and functionality for your family to build endless memories. Side entrance included **\*\*PLEASE NOTE\*\*** PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES\*\*\* QUICK POSSESSION! MOVE IN BEFORE CHRISTMAS!!