

# \$767,984 - 123 Saddlebred Place, Cochrane

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MLS® #A2208273

**\$767,984**

4 Bedroom, 3.00 Bathroom, 2,184 sqft

Residential on 0.10 Acres

Heartland, Cochrane, Alberta

Welcome to 123 Saddlebred Place! This 4-Bedroom Home in Heartland is located in the family friendly and amenity rich community of Heartland in Cochrane. With pathway access to parks & trails, walking distance from the Bow River, only 15 min to Ghost Lake and 40 min to Downtown Calgary. Key Features and upgrades include: ceiling-height kitchen cabinetry with a gas line rough-in, over-the-range hood fan with built-in microwave for a sleek and modern looking kitchen, all appliances (including washer/dryer) included in the build package, pathway access along the east side of the home (no neighbours on one side!) connecting to trails & parks, 9 foot foundation and 9 foot knockdown ceilings on the main floor, spacious attached double garage, and a bonus of fantastic energy efficiency (Built Green certified). This home offers incredible value for buyers looking for a spacious and functional 4-bedroom layout in a family-friendly community at an entry level price. Photos are representative.



Built in 2025

## Essential Information

MLS® #	A2208273
Price	\$767,984
Bedrooms	4
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	2,184
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	123 Saddlebred Place
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C3E6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Electric Oven, Electric Range, Electric Stove, Microwave, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Mantle
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            April 4th, 2025

Days on Market        15

Zoning                 TBD

### **Listing Details**

Listing Office           Bode Platform Inc.

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