

# \$886,546 - 130 Saddlebred Place, Cochrane

MLS® #A2208275

## \$886,546

4 Bedroom, 4.00 Bathroom, 2,575 sqft  
Residential on 0.10 Acres

Heartland, Cochrane, Alberta

Model: Bristol XL Premium Upgrades &

Features: ? Gourmet Kitchen: Full ceiling-height cabinetry, built-in appliance package, and a spice kitchen for added convenience ? Outdoor Living: 10'x24' wood deck with a gas line for BBQ and entertaining ? Desirable Second Primary Bedroom: Main floor master bedroom with full ensuite bath. Dramatic Open Spaces: Open-to-below living room & entryway, creating a grand and airy feel ? Future Flexibility: Basement side entry for a future development? All Appliances Included â€” move-in ready convenience. Personalization Opportunity: One design appointment with our interior design team for interior selections This stunning 4-bedroom, 4-bathroom home is a rare find in Heartland, offering high-end finishes. Photos are representative.



Built in 2025

## Essential Information

MLS® #	A2208275
Price	\$886,546
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,575
Acres	0.10
Year Built	2025

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	130 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, Electric Oven, Electric Range, Electric Stove, Microwave, Refrigerator, 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	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
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Days on Market 3  
Zoning TBD

### **Listing Details**

Listing Office Bode Platform Inc.

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