

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

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MLS® #A2208275

## \$886,546

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

Heartland, Cochrane, Alberta

This sprawling 4 bed, 4 bath home in Heartland is designed for families who need space, style, and future flexibility. With over 2,570 sq. ft. of thoughtfully designed living space, this home offers both comfort and high-end features. Highlights include a gourmet kitchen with full ceiling-height cabinetry, built-in appliance package, and spice kitchen for added convenience, a desirable second primary bedroom on the main floor with full ensuite, open-to-below living room and entryway creating a bright and spacious feel, 10'x24' wood deck with gas line for outdoor entertaining, side entry to basement for future development potential, and all appliances included for move-in ready convenience. This is one of the few quick possession homes offering a main floor bedroom and premium upgrades—“an excellent opportunity for buyers looking to blend lifestyle, comfort, and long-term value. 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
Days on Market	19
Zoning	TBD

### **Listing Details**

Listing Office            Bode Platform Inc.

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