# \$575,000 - 71 Saddlebred Place, Cochrane

MLS® #A2238697

### \$575,000

4 Bedroom, 3.00 Bathroom, 2,184 sqft Residential on 0.01 Acres

Heartland, Cochrane, Alberta

Rare opportunity to have a brand new 4 bedroom home! Welcome to this stunning home built by award winning Prominent Homes that features a walk-out basement and an attached double car garage. The Main Floor has a chic Kitchen with built-in oven and microwave, nice size island, Nook, Family Room, Flex room perfect for working from home, and a 10x24 Deck. Upstairs has 4 bedrooms including a Primary bedroom with 5-piece Ensuite, walk-in closet, Laundry Room and a Bonus room. The location is ideal with 15 minutes to Ghost Lake for boating or paddleboarding in the summer and 45 minutes to downtown Calgary and 45 minutes to Kananaskis Call to book your private showing today!



#### **Essential Information**

MLS® # A2238697 Price \$575,000

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,184

Acres 0.01

Year Built 2025

Type Residential







Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 71 Saddlebred Place

Subdivision Heartland City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C3E7

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Walk-In Closet(s), Pantry

Appliances Built-In Oven, Dishwasher, Microwave, Refrigerator, Dryer, Electric

Cooktop, Washer

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric
Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features Lighting

Lot Description Rectangular Lot
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed July 10th, 2025

Days on Market 112 Zoning R-MX

## **Listing Details**

Listing Office eXp Realty

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