



GRASSROOTS
REALTY GROUP

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**146 Saddlebred Place
Cochrane, Alberta**

MLS # A2242841



\$819,000

| | | | |
|------------------|------------------------|---------------|------------------|
| Division: | Heartland | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,392 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Rectangular Lot | | |

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

Inclusions: N/A

MOVE IN READY! MOUNTAIN VIEWS FROM UPPER FLOOR / SIDE SEPARATE ENTRANCE FOR FUTURE DEVELOPMENT / CORNER LOT allowing for EXTRA PARKING / Introducing The Henko 26 by Prominent Homes – a beautifully designed 2,392 sq. ft. 4-bedroom, 3-bathroom home, perfectly suited for growing families seeking comfort, style, and functionality. Set in the desirable community of Heartland, this quick possession home comes with over \$35,000 in free upgrades. The main level features a gourmet kitchen with ceiling-height cabinetry, a built-in Whirlpool appliance package including a wall oven, SS hood fan with a gorgeous oversized island. A spacious dining and living area opens onto an 8' x 14' wood deck and a BBQ gas line, ideal for summer entertaining. All four bedrooms include walk-in closets, and the spa-inspired primary ensuite boasts a soaker tub and full glass shower. The upper floor also offers a large laundry room with built-in cabinetry and sink for added convenience. Some of the key highlights that set this gorgeous home apart from the competition include a side entry for future suite potential (subject to approval and permitting by the city/municipality), double attached garage (21' x 22') plus an extended 10' x 5' workshop bay, upgraded appliances and high-end finishes throughout, bright, functional floorplan ideal for families or multi-generational living. Located just steps from parks, pathways, and amenities in one of Cochrane's most family-oriented neighborhoods, this exceptional home blends upscale design with everyday practicality. Heartland is a very family friendly community that is close to many amenities and a quick escape to Ghost Lake Recreation area, Canmore and the Rocky Mountains for all your outdoor adventures.

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