



**GRASSROOTS**  
REALTY GROUP

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**111 Saddlebred Place  
Cochrane, Alberta**

**MLS # A2249970**



**\$724,975**

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,172 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to the Ashton – a stylish and functional home on a large pie lot, built by a trusted builder. This home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it’s designed for sustainable, future-forward living. Featuring a full package of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. The main floor features a dedicated IT room, built-in lockers in the mudroom, and a walk-through pantry that leads to an executive kitchen with built-in stainless steel appliances, gas cooktop, and a fridge with water and ice dispenser. The open-concept great room is warmed by a sleek gas fireplace and extends to a spacious rear deck—perfect for entertaining. Upstairs, enjoy a vaulted ceiling in the bonus room, a luxurious 5-piece ensuite with walk-in shower and soaker tub, and dual sinks in the main bath. Thoughtfully designed with extra windows for added natural light throughout. Photos are representative.