



GRASSROOTS
REALTY GROUP

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**134 Saddlebred Place
Cochrane, Alberta**

MLS # A2263314



\$699,400

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,436 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 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, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the Beaumont — where modern design meets everyday functionality. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized. Energy efficient and smart home features, plus moving concierge services included in each home. Enjoy an executive kitchen with built-in stainless steel appliances, gas cooktop, waterfall island, and walk-through pantry. The main floor features LVP flooring, a mudroom with walk-in closet, and a flex room with double French doors. Relax by the gas fireplace with mantle in the great room or soak in the natural light in the spacious front bonus room. Upstairs offers a luxurious 5-piece ensuite with walk-in shower, soaker tub, quartz countertops, undermount sinks, and banks of drawers in both the ensuite and main bath. 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, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range 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. Photos are representative.