



GRASSROOTS
REALTY GROUP

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**50 Saddlebred Place
Cochrane, Alberta**

MLS # A2263566



\$747,364

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,434 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, Corner Lot		

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

Step into the Beaumont — a beautifully designed home that blends luxury and practicality. 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 to you. Energy efficient and smart home features, plus moving concierge services included in each home. The chef-inspired kitchen boasts built-in stainless steel appliances, a gas cooktop, waterfall-edge island, and a walk-through pantry for added convenience. LVP flooring flows throughout the main level, which includes a mudroom with walk-in closet and a flex room behind elegant French doors. The great room offers a cozy gas fireplace with mantle, while the large front bonus room is filled with natural light. Unwind in the 5-piece ensuite featuring a soaker tub, walk-in shower, quartz countertops, undermount sinks, and thoughtful storage with banks of drawers in both bathrooms. 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 can 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 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.