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159 Saddlebred Place Cochrane, Alberta

MLS # A2263585



\$677,176

Division:	Heartland				
Type:	Residential/House				
Style:	2 Storey				
Size:	2,097 sq.ft.	Age:	2024 (1 yrs old)		
Beds:	3	Baths:	2 full / 1 half		
Garage:	Double Garage Attached				
Lot Size:	0.09 Acre				
Lot Feat:	Back Yard				

Floors:Carpet, Vinyl PlankSewer:-Roof:Asphalt ShingleCondo Fee:-Basement:Full, UnfinishedLLD:-Exterior:Stone, Vinyl Siding, Wood FrameZoning:R-LDFoundation:Poured ConcreteUtilities:-	Heating:	Forced Air, Natural Gas	Water:	-
Basement: Full, Unfinished LLD: - Exterior: Stone, Vinyl Siding, Wood Frame Zoning: R-LD	Floors:	Carpet, Vinyl Plank	Sewer:	-
Exterior: Stone, Vinyl Siding, Wood Frame Zoning: R-LD	Roof:	Asphalt Shingle	Condo Fee:	-
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Foundation: Poured Concrete Utilities: -	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 Birkley — a home designed for comfort, style, and 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 to you. Energy efficient and smart home features, plus moving concierge services included in each home. The executive kitchen features built-in stainless steel appliances, gas cooktop, waterfall-edge island, and a walk-through pantry. Enjoy durable LVP flooring throughout the main floor and wet areas. The great room offers a cozy electric fireplace, while the mudroom includes built-in bench and hooks for everyday ease. Natural light flows throughout the home, including the vaulted bonus room. All bedrooms feature walk-in closets, and the spa-like 5-piece ensuite includes a soaker tub, walk-in shower, quartz countertops, undermount sinks, and a bank of drawers for added storage. 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.