



GRASSROOTS
REALTY GROUP

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159 Saddlebred Place
Cochrane, Alberta

MLS # A2263585



\$595,275

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	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 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.