



GRASSROOTS
REALTY GROUP

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**99 Saddlebred Place
Cochrane, Alberta**

MLS # A2264758



\$688,235

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,220 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		

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-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub		

Inclusions:	N/A
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Welcome to The Bennett by Sterling Homes Calgary. Built by an experienced builder with over 70 years of home-building history, this thoughtfully designed home offers modern finishes and functional living spaces. The main floor includes a flex room with double French doors and an open-to-above great room featuring an electric fireplace and large windows offering natural light. The kitchen is equipped with built-in stainless steel appliances, a gas cooktop, waterfall-edge island, and walk-in pantry. A rear deck with BBQ gas line rough-in extends the living space outdoors. Upstairs, all bedrooms include walk-in closets, and the 5-piece ensuite offers a soaker tub and tiled shower. This Built Green-certified home includes triple-pane windows, a high-efficiency furnace, a solar chase for future panels, and an electric-vehicle charging rough-in. Smart-home features include a programmable thermostat, doorbell camera, smart front-door lock, and motion-activated lighting—all connected through a central smart-home hub. Photos are representative.