



GRASSROOTS
REALTY GROUP

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**91 Saddlebred Place
Cochrane, Alberta**

MLS # A2267333



\$575,000

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,182 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Welcome to The Maverick II by Prominent Homes – a beautifully upgraded 4-BEDROOM WALKOUT home in the community of Heartland. Thoughtfully designed with over \$25,000 in upgrades, this 2,182 sq. ft. home offers the perfect blend of functionality, style, and comfort. Step into the inviting open-concept main level featuring 9-ft ceilings and a stunning chef's kitchen complete with ceiling-height cabinetry, quartz countertops, and premium built-in Whirlpool appliances – perfect for entertaining or everyday living. The spacious dining area flows effortlessly to a massive 10' x 24' south-facing vinyl deck, ideal for soaking in sunny views and backyard serenity. Upstairs, you'll find a generous bonus room, FOUR well-appointed bedrooms, and a luxurious 5-piece ensuite with a glass-enclosed shower and deep soaker tub in the primary suite. Two of the secondary bedrooms also include walk-in closets for added storage and convenience. Additional highlights include stunning 8' doors on the main floor, a built-in mudroom bench with coat hooks, 9-ft ceilings in the unfinished walkout basement, and direct access to nearby parks, pathways, and playgrounds – making this home as family-friendly as it is elegant. Heartland is a wonderful community that boasts small town charm while keeping you close to all amenities and a quick commute to the mountains or the city. **READY FOR IMMEDIATE POSSESSION** – don't miss your chance to own this stunning move-in ready home.