



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**146 Saddlebred Place
Cochrane, Alberta**

MLS # A2267335



\$660,000

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,392 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

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

Inclusions: N/A

Introducing The Henko 26 by Prominent Homes – a beautifully designed 2,392 sq. ft. 4-bedroom, 3-bathroom home, perfectly suited for growing families seeking comfort, style, and functionality. Set in the desirable community of Heartland, home comes with over \$35,000 in upgrades and is available for IMMEDIATE POSSESSION. The main level features a gourmet kitchen with ceiling-height cabinetry, a built-in Whirlpool appliance package including a gas cooktop, wall oven, SS hood fan and an stainless steel sink with matte black faucet hardware in the oversized island perfect for all your meal prep. A spacious dining and living area opens onto an 8' x 14' wood deck and a BBQ gas line, ideal for summer entertaining. All four bedrooms include walk-in closets, and the spa-inspired primary ensuite boasts a soaker tub and full glass shower. The upper floor also offers a large laundry room with built-in cabinetry and sink for added convenience. Some of the key highlights that set this gorgeous home apart from the competition include a side entry for future suite potential (subject to approval and permitting by the city/municipality), double attached garage (21' x 22') plus an extended 10' x 5' workshop bay, upgraded appliances (including washer and dryer) and high-end finishes throughout. This bright and functional floorplan is ideal for families or multi-generational living. Located just steps from parks, pathways, and amenities in one of Cochrane's most family-oriented neighborhoods, this exceptional home blends upscale design with everyday practicality. Heartland is a very family friendly community that is close to many amenities and a quick escape to Ghost Lake Recreation area, Canmore and the Rocky Mountains for all your outdoor adventures.

Copyright (c) 2025 . Listing data courtesy of CIR Realty. Information is believed to be reliable but not guaranteed.