



GRASSROOTS
REALTY GROUP

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**123 Saddlebred Place
Cochrane, Alberta**

MLS # A2267565



\$575,000

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,184 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Welcome to The Maverick II by Prominent Homes, a beautifully upgraded 4-bedroom home in the sought-after community of Heartland. With over \$20,000 in upgrades and a thoughtfully designed layout offering 2,182 sq. ft. of living space, this home combines functionality, modern style, and comfort for today's families. Step inside the open-concept main level featuring 9-ft ceilings and a chef's kitchen complete with ceiling-height cabinetry, built-in Whirlpool appliance package, quartz countertops, and an open concept living room with electric fireplace - perfect for entertaining or daily living. The spacious dining area opens through your 8' glass patio door onto an 8' x 12' wood deck and enjoy added privacy from the pathway-backing, pie-shaped lot. Upstairs, you'll find a bonus room, four well-appointed bedrooms, and a stunning 5-piece ensuite in the primary suite featuring a glass-enclosed shower and deep soaker tub. Two of the secondary bedrooms also include walk-in closets, providing ample storage. Additional features include a sunshine basement with 9-ft ceilings, a built-in mudroom bench, Whirlpool washer and dryer, and high end finishes throughout. With pathways off the south side of your home you have easy access to the new Dog Park, playground and local amenities. Heartland offers small-town charm with unbeatable access to both the Rocky Mountains and the City of Calgary. Don't miss your opportunity to own this stunning new home—Ready for Immediate Possession!