



GRASSROOTS
REALTY GROUP

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**79 Saddlebred Place
Cochrane, Alberta**

MLS # A2269189



\$619,900

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,040 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub		

Inclusions: \$5000 BRICK CREDIT

Your new home awaits in one of Cochrane's most sought-after communities, Heartland! With its tree-lined streets, mountain views, parks, pathways, and naturalized amenities, this neighborhood truly has it all. Step inside the Otis-24, offering over 2,000 sq. ft. of thoughtfully designed living space. This stunning open-to-below model with elegant railing is built with your growing family in mind. The home features 3 bedrooms, 2.5 bathrooms, and a spacious primary suite complete with an expansive walk-in closet and a luxurious 5-piece ensuite featuring a double vanity, soaker tub, and separate shower. The main floor offers bright, open living areas with 9-foot ceilings, quartz countertops throughout, a den/office space and an electric fireplace that adds warmth and style. The home also includes a separate rear entrance and a back deck with aluminum railings, perfect for outdoor relaxation or entertaining. ****PLEASE NOTE** PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE** MOVE IN BEFORE SPRING!**