



GRASSROOTS
REALTY GROUP

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**103 Saddlebred Link
Cochrane, Alberta**

MLS # A2271939



\$825,000

Division:	Heartland		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,654 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Landscaped, No Neighbours Beh		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)

Inclusions: All Lighting Fixtures Attached, TV Wall Mount(s), Electric Fireplace, Mantle, Curtains, Bike Rack, Gate(s), Shelving in Bonus Room & Primary, Built-In Speakers

Welcome to this stunning FORMER SHOW HOME, 3-STOREY CORNER-LOT home in Heartland, offering exceptional style, thoughtful upgrades, and unbeatable MOUNTAIN VIEWS FROM EVERY LEVEL. Perfectly positioned backing onto GREEN SPACE, this property features a fully fenced WEST-FACING BACKYARD, complete with a spacious DECK. Step inside to a bright and airy main floor with LARGE WINDOWS, BUILT-IN SPEAKERS (requires Sonos amp to run them), and a sleek ELECTRIC FIREPLACE with a FLOATING MANTLE. The modern kitchen is designed for everyday living and entertaining, featuring stainless steel appliances including a BUILT-IN WALL OVEN and MICROWAVE, plus a fridge and dishwasher. A WALKTHROUGH PANTRY flows seamlessly into the mudroom for added convenience. Thoughtful touches throughout include BUILT-IN GATES that match the railing on all stairways—ideal for families and pets. Upstairs on the second level, you’ll find a spacious BONUS ROOM, a well-appointed LAUNDRY ROOM with WIRE SHELVING, and three bedrooms. The primary bedroom impresses with a stylish FEATURE WALL, a bright WALK-IN CLOSET with a WINDOW, and a luxurious 5PC ENSUITE with a TILED SHOWER, SOAKING TUB, DUAL SINKS with QUARTZ COUNTERS, and a STANDALONE SHOWER. The two additional bedrooms each offer WALK-IN CLOSETS, BUILT-INS, and MOUNTAIN VIEWS—one with its own charming FEATURE WALL. A 4PC MAIN BATH with QUARTZ COUNTERS completes this floor. The THIRD-LEVEL LOFT is a fantastic bonus space, offering a versatile BONUS/PLAY AREA, an ADDITIONAL BEDROOM, and a 4PC BATHROOM—all enjoying ELEVATED MOUNTAIN VIEWS. The basement is finished to below and left UNFINISHED, providing

great potential along with a SIDE ENTRY—perfect for future development. The insulated garage comes equipped with a bike rack, adding to the home’s functionality. Additional features include AIR CONDITIONING and beautifully completed LANDSCAPING. A rare opportunity to own a 3-storey home with this level of space, design, and views in Heartland—don’t miss it!