



**58 Saddlebred Place
Cochrane, Alberta**

MLS # A2291232

\$674,900



Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,212 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, 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: n/a

SPACIOUS 2200+ SQ FT FAMILY HOME IN HEARTLAND! This beautifully designed two-storey offers modern comfort and thoughtful functionality throughout. The bright open-concept main floor features quartz countertops, a large kitchen with walk-through pantry, and a stunning open-to-below design that fills the home with natural light. Several tasteful cosmetic upgrades add style and warmth throughout the home. A main floor den provides the perfect space for a home office or study. Upstairs you'll find a spacious bonus room, convenient upper-floor laundry, and three well-appointed bedrooms including a huge primary retreat with walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms and a full 4-piece bathroom complete the upper level. The home also includes a separate side entrance to the basement, offering excellent potential for future development and a double attached garage. Outside, enjoy a fully landscaped and fenced yard ready for relaxing or entertaining. Located in the vibrant community of Heartland in Cochrane, close to parks, pathways, schools, and amenities.