



**103 Saddlebred Link  
Cochrane, Alberta**

**MLS # A2291864**



**\$789,900**

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

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

**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, Garage Controls, Window Coverings, TV Wall Mount(s), Electric Fireplace, Mantle, Curtains & Curtain Rods, 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&mdash;perfect for future development. The insulated garage comes equipped with a bike rack, adding to the home&rsquo;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&mdash;don&rsquo;t miss it!