



**170 Saddlebred Place  
Cochrane, Alberta**

**MLS # A2176836**



**\$699,400**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,097 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** N/A

Discover the Birkley by Sterling Homes, a thoughtfully crafted 2,024 sq. ft. home that perfectly blends style and practicality. This 3-bedroom, 2.5-bathroom beauty comes with a spacious 2-car garage and an inviting interior featuring 9' main floor ceilings. The kitchen is designed for culinary enthusiasts, complete with stainless steel appliances, extra pots/pans drawers, a chimney hood fan, water line to the fridge, and a walk-through pantry. The main living area boasts an electric fireplace, quartz countertops, and LVP flooring. The upper level offers a vaulted bonus room, walk-in closets in all bedrooms, and a luxurious 5-piece ensuite with a soaker tub, dual sinks, and a walk-in shower. The west-facing backyard and gas line for BBQs make it ideal for sunny afternoons. Smart Energy features up to 20% savings on utilities. Located in a vibrant community, this home is designed for seamless family living! \*Photos are representative