



**GRASSROOTS**  
REALTY GROUP

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**146 Saddlebred Place  
Cochrane, Alberta**

**MLS # A2195385**



**\$855,000**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,391 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<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>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan, Pantry		

<b>Inclusions:</b>	N/A
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This beautiful two-storey home is located in the highly desirable Heartland community. Offering exceptional design, this home features a stylish tiled shower and a convenient side entrance, perfect for easy access. The garage includes a dedicated workshop area, providing additional space for your projects or storage. Step outside to enjoy the finished deck, expanding your outdoor living space and perfect for entertaining or relaxing. This home is the perfect blend of functionality and comfort! Photos are representative.