



**146 Saddlebred Place
Cochrane, Alberta**

MLS # A2195385



\$766,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, Pantry		

Inclusions: N/A

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.