



GRASSROOTS
REALTY GROUP

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**27 Saddlebred Place
Cochrane, Alberta**

MLS # A2201979



\$694,900

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,276 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	City Lot, Interior Lot, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan		

Inclusions: N/A

OPEN HOUSE APRIL 6 2-4 PM! *** IMMEDIATE POSSESSION AVAILABLE !! **Welcome to 27 Saddlebred Place, a brand-new home built by Daytona Homes in one of Cochrane's most sought-after communities. Offering over 2,200 square feet of thoughtfully designed space, this three-bedroom, two-and-a-half-bathroom home blends modern elegance with everyday functionality. The main floor greets you with a seamless open-concept layout that makes both entertaining and daily life effortless. A spacious great room and nook sit at the back of the home, filled with natural light and offering the perfect place to gather. The kitchen, centrally located, is both stylish and practical with sleek cabinetry, premium finishes, and an inviting island that serves as the heart of the home. A den just off the kitchen provides flexibility, whether you need a home office, a quiet study space, or a cozy reading corner. Near the front of the house, the mudroom connects directly to the double-attached garage, offering a practical drop zone for busy days. A two-piece powder room rounds out the main floor, ensuring convenience for guests and family alike. Upstairs, the home continues to impress with a well-planned layout that prioritizes both comfort and privacy. At the front of the home, a large bonus room creates the perfect secondary living space, ideal for movie nights, a play area, or a quiet retreat. Two well-sized bedrooms sit in the middle of the floorplan, sharing a stylish three-piece bathroom. At the back, the primary suite is a private haven with a generous walk-in closet and a luxurious five-piece ensuite featuring dual vanities, a soaker tub, and a separate shower. Downstairs, the unfinished basement presents endless possibilities with rough-in plumbing already in place for a future three-piece bathroom. Whether you envision a recreation room, a home gym, or additional bedrooms, the

space is yours to design. The double-attached garage offers ample room for vehicles and storage, making life just that much easier. Built by Daytona Homes, known for their exceptional craftsmanship and commitment to customer satisfaction, this home delivers not just quality but a stress-free building experience with a team that truly cares. Situated in a growing community surrounded by parks, walking trails, and essential amenities, 27 Saddlebred Place is more than just a home—it's the perfect place to put down roots. Schedule your private tour today and experience the best of Cochrane living with Daytona Homes.