



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

123 Saddlebred Place
Cochrane, Alberta

MLS # A2208273



\$767,984

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,184 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 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:	Open Floorplan		

Inclusions: N/A

Welcome to 123 Saddlebred Place! This 4-Bedroom Home in Heartland is located in the family friendly and amenity rich community of Heartland in Cochrane. With pathway access to parks & trails, walking distance from the Bow River, only 15 min to Ghost Lake and 40 min to Downtown Calgary. Key Features and upgrades include: ceiling-height kitchen cabinetry with a gas line rough-in, over-the-range hood fan with built-in microwave for a sleek and modern looking kitchen, all appliances (including washer/dryer) included in the build package, pathway access along the east side of the home (no neighbours on one side!) connecting to trails & parks, 9 foot foundation and 9 foot knockdown ceilings on the main floor, spacious attached double garage, and a bonus of fantastic energy efficiency (Built Green certified). This home offers incredible value for buyers looking for a spacious and functional 4-bedroom layout in a family-friendly community at an entry level price. Photos are representative.