



GRASSROOTS
REALTY GROUP

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

**130 Saddlebred Place
Cochrane, Alberta**

MLS # A2208275



\$886,546

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,575 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	4
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:	Stucco, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

This sprawling 4 bed, 4 bath home in Heartland is designed for families who need space, style, and future flexibility. With over 2,570 sq. ft. of thoughtfully designed living space, this home offers both comfort and high-end features. Highlights include a gourmet kitchen with full ceiling-height cabinetry, built-in appliance package, and spice kitchen for added convenience, a desirable second primary bedroom on the main floor with full ensuite, open-to-below living room and entryway creating a bright and spacious feel, 10'x24' wood deck with gas line for outdoor entertaining, side entry to basement for future development potential, and all appliances included for move-in ready convenience. This is one of the few quick possession homes offering a main floor bedroom and premium upgrades—an excellent opportunity for buyers looking to blend lifestyle, comfort, and long-term value. Photos are representative.