

# \$729,900 - 90 Saddlebred Place, Cochrane

MLS® #A2217021

**\$729,900**

4 Bedroom, 3.00 Bathroom, 2,214 sqft

Residential on 0.09 Acres

Heartland, Cochrane, Alberta

Stunning Upgraded Home in Heartland, Cochrane ! Welcome to this beautifully appointed detached home located in the vibrant community of Heartland. With an attached double garage and soaring 18-ft ceilings in the living room, this property blends impressive design with everyday functionality. The open-concept main floor features 9-ft ceilings, stylish LVP flooring, designer lighting, and a modern electric fireplace that adds warmth and character. The chef-inspired white kitchen is equipped with quartz countertops, upgraded stainless steel appliances, and a convenient walk-through pantry—perfect for busy family life or entertaining guests. Offering a total of 4 bedrooms, including a main-floor bedroom ideal for guests or a home office, this layout is designed with flexibility in mind. Upstairs, a spacious bonus room provides a great second living area, while the large primary suite impresses with a spa-like ensuite and walk-in closet. Two additional bedrooms, a full bathroom, and a laundry room complete the upper level. The basement features a separate side entrance and awaits your personalized touch—ideal for future development or a potential income generator. Step outside to enjoy a fully fenced and landscaped backyard with a new deck and natural gas hookup—ready for summer BBQs and outdoor gatherings. Still under new home warranty, this move-in-ready home offers style, space, and peace of mind. Don't miss out—book your private showing today!



Built in 2024

Essential Information

MLS® #	A2217021
Price	\$729,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,214
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	90 Saddlebred Place
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C2R6

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### **Exterior**

Exterior Features	BBQ gas line, Other
Lot Description	Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	5
Zoning	R-LD

### **Listing Details**

Listing Office	Real Broker
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