

# \$575,000 - 91 Saddlebred Place, Cochrane

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MLS® #A2267333

**\$575,000**

4 Bedroom, 3.00 Bathroom, 2,182 sqft

Residential on 0.08 Acres

Heartland, Cochrane, Alberta

Welcome to The Maverick II by Prominent Homes â€” a beautifully upgraded 4-BEDROOM WALKOUT home in the community of Heartland. Thoughtfully designed with over \$25,000 in upgrades, this 2,182 sq. ft. home offers the perfect blend of functionality, style, and comfort.

Step into the inviting open-concept main level featuring 9-ft ceilings and a stunning chefâ€™s kitchen complete with ceiling-height cabinetry, quartz countertops, and premium built-in Whirlpool appliances â€” perfect for entertaining or everyday living. The spacious dining area flows effortlessly to a massive 10â€™ x 24â€™ south-facing vinyl deck, ideal for soaking in sunny views and backyard serenity.

Upstairs, you'll find a generous bonus room, FOUR well-appointed bedrooms, and a luxurious 5-piece ensuite with a glass-enclosed shower and deep soaker tub in the primary suite. Two of the secondary bedrooms also include walk-in closets for added storage and convenience.

Additional highlights include stunning 8' doors on the main floor, a built-in mudroom bench with coat hooks, 9-ft ceilings in the unfinished walkout basement, and direct access to nearby parks, pathways, and playgrounds â€” making this home as family-friendly as it is elegant. Heartland is a wonderful community that boasts small town charm while keeping you close to all amenities and a quick commute to the mountains or the city.



READY FOR IMMEDIATE POSSESSION “  
don’t miss your chance to own this  
stunning move-in ready home.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2267333    |
| Price          | \$575,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,182       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 91 Saddlebred Place |
| Subdivision | Heartland           |
| City        | Cochrane            |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T4C 3E6             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                        |
| Appliances        | Dishwasher, Electric Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                            |

|                 |          |
|-----------------|----------|
| Cooling         | None     |
| Fireplace       | Yes      |
| # of Fireplaces | 1        |
| Fireplaces      | Electric |
| Has Basement    | Yes      |
| Basement        | Full     |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 2                  |
| Zoning         | TBD                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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