

# \$780,000 - 71 Saddlebred Place, Cochrane

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MLS® #A2177425

## \$780,000

4 Bedroom, 3.00 Bathroom, 2,184 sqft

Residential on 0.01 Acres

Heartland, Cochrane, Alberta

Rare opportunity to have a brand new 4 bedroom home! Welcome to this stunning home built by award winning Prominent Homes that features a walk-out basement and an attached double car garage. The Main Floor has a chic Kitchen with built-in oven and microwave, nice size island, Nook, Family Room, Flex room perfect for working from home, and a 10x24 Deck. Upstairs has 4 bedrooms including a Primary bedroom with 5-piece Ensuite, walk-in closet, Laundry Room and a Bonus room. Possession will be in the summer of 2025. The location is ideal with 15 minutes to Ghost Lake for boating or paddleboarding in the summer and 45 minutes to downtown Calgary and 45 minutes to Kananaskis Call to book your private showing today!



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2177425  |
| Price          | \$780,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,184     |
| Acres          | 0.01      |
| Year Built     | 2025      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 71 Saddlebred Place |
| Subdivision | Heartland           |
| City        | Cochrane            |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T4C3E7              |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), No Animal Home |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Cooktop  |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished, Walk-Out   |

### Exterior

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

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2024 |
| Days on Market | 182                |
| Zoning         | R-MX               |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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