

# \$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 157

Zoning R-MX

## Listing Details

Listing Office eXp Realty

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