

# \$855,000 - 146 Saddlebred Place, Cochrane

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MLS® #A2195385

## \$855,000

4 Bedroom, 3.00 Bathroom, 2,391 sqft  
Residential on 0.12 Acres

Heartland, Cochrane, Alberta

This beautiful two-storey home is located in the highly desirable Heartland community. Offering exceptional design, this home features a stylish tiled shower and a convenient side entrance, perfect for easy access. The garage includes a dedicated workshop area, providing additional space for your projects or storage. Step outside to enjoy the finished deck, expanding your outdoor living space and perfect for entertaining or relaxing. This home is the perfect blend of functionality and comfort! Photos are representative.



Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2195385    |
| Price          | \$855,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,391       |
| Acres          | 0.12        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 146 Saddlebred Place |
| Subdivision | Heartland            |
| City        | Cochrane             |
| County      | Rocky View County    |
| Province    | Alberta              |
| Postal Code | T4C3E6               |

## Amenities

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

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters, Open Floorplan, Pantry                              |
| Appliances        | Dryer, Electric Stove, Microwave, Refrigerator, Washer, Electric Oven |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric, Mantle  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 19th, 2025 |
| Days on Market | 45                  |
| Zoning         | TBD                 |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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