

# \$819,000 - 146 Saddlebred Place, Cochrane

MLS® #A2242841

**\$819,000**

4 Bedroom, 3.00 Bathroom, 2,392 sqft

Residential on 0.12 Acres

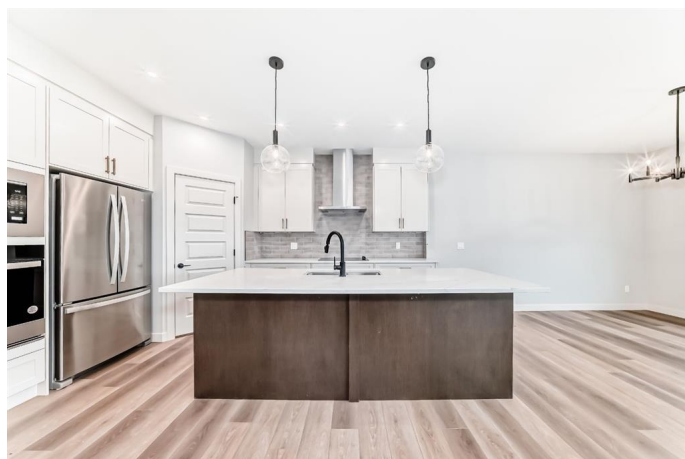
Heartland, Cochrane, Alberta

OPEN HOUSE - SATURDAY JULY 26 12:00 - 2:00 pm. MOVE IN READY! MOUNTAIN VIEWS FROM UPPER FLOOR / SIDE SEPARATE ENTRANCE FOR FUTURE DEVELOPMENT / CORNER LOT allowing for EXTRA PARKING / Introducing The Henko 26 by Prominent Homes â€” a beautifully designed 2,392 sq. ft. 4-bedroom, 3-bathroom home, perfectly suited for growing families seeking comfort, style, and functionality. Set in the desirable community of Heartland, this quick possession home comes with over \$35,000 in free upgrades.

The main level features a gourmet kitchen with ceiling-height cabinetry, a built-in Whirlpool appliance package including a gas cooktop, wall oven, SS hood fan and a striking black Silgranite sink set into the oversized island. A spacious dining and living area opens onto an 8' x 14' wood deck and a BBQ gas line, ideal for summer entertaining.

All four bedrooms include walk-in closets, and the spa-inspired primary ensuite boasts a soaker tub and full glass shower. The upper floor also offers a large laundry room with built-in cabinetry and sink for added convenience.

Some of the key highlights that set this gorgeous home apart from the competition include a side entry for future suite potential (subject to approval and permitting by the city/municipality), double attached garage (21' x 22') plus an extended 10' x 5' workshop bay, upgraded appliances and high-end finishes



throughout, bright, functional floorplan ideal for families or multi-generational living. Located just steps from parks, pathways, and amenities in one of Cochrane’s most family-oriented neighborhoods, this exceptional home blends upscale design with everyday practicality. Heartland is a very family friendly community that is close to many amenities and a quick escape to Ghost Lake Recreation area, Canmore and the Rocky Mountains for all your outdoor adventures.

Built in 2025

**Essential Information**

MLS® #	A2242841
Price	\$819,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,392
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	T4C 3E6

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

### Interior

Interior Features See Remarks

Appliances Dishwasher, Microwave, Refrigerator, Washer/Dryer, Oven-Built-In, Electric Cooktop

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Exterior Entry, Full, Unfinished

### Exterior

Exterior Features Other

Lot Description Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed July 24th, 2025

Days on Market 2

Zoning TBD

### Listing Details

Listing Office CIR Realty

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