$886,000 - 130 Saddlebred Place, Cochrane

MLS® #A2255726

$886,000
4 Bedroom, 4.00 Bathroom, 2,571 sqft
Residential on 0.10 Acres

Heartland, Cochrane, Alberta

Welcome to The Bristol XL by Prominent Homes â€“ a beautifully upgraded 2,571 sq. ft. residence offering thoughtful design, luxurious finishes, and flexible living options for the modern family. Located in the community of Heartland, this move-in ready home includes approximately $40,000 in upgrades.
Step inside and experience the dramatic open-to-below living room and entryway creating a grand, light-filled atmosphere. The heart of the home is a chef-inspired kitchen, complete with ceiling-height cabinetry, quartz countertops, a premium built-in Whirlpool appliance package, and a fully equipped spice kitchenâ€”perfect for gourmet cooking and entertaining.
This home is designed for multi-generational living with a main floor bedroom option with a full bathroomâ€”ideal for guests, aging parents, or private home office use. Upstairs, you'll find TWO PRIMARY SUITES each with their own full ensuite bathrooms, along with two additional bedrooms and a fourth full bathroom.
Enjoy the outdoors on your 10â€™ x 24â€™ wood deck with a built-in gas line for your BBQ, and take advantage of the separate side entrance to the full basement, offering excellent potential for a future suite or income opportunity (subject to approval and permitting by the city/municipality). This exceptional home combines luxury, practicality, and value with access to many amenities of and quick escape to Ghost Lake Recreation area,

Canmore and the Rocky Mountains for all your outdoor adventures.

Built in 2025

Essential Information

MLS® #	A2255726
Price	$886,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,571
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	130 Saddlebred Place
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3E6

Amenities

Parking Spaces	2
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	Family Room, Gas
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	September 10th, 2025
Days on Market	4
Zoning	TBD

Listing Details

Listing Office	CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.