

# \$793,000 - 91 Saddlebred Place, Cochrane

MLS® #A2193725

## \$793,000

4 Bedroom, 3.00 Bathroom, 2,177 sqft  
Residential on 0.08 Acres

Heartland, Cochrane, Alberta

This stunning two-story home features an open floor plan, offering spacious bedrooms and a versatile bonus room. The master bedroom includes a luxurious full shower, while the gourmet kitchen is perfect for entertaining guests. A beautiful space that combines style and functionality for modern living. Photos are representative.



Built in 2025

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2193725    |
| Price          | \$793,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,177       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 91 Saddlebred Place |
| Subdivision | Heartland           |
| City        | Cochrane            |

|             |                   |
|-------------|-------------------|
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C3E7            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s) |
| Appliances        | Dryer, Electric Oven, Electric Stove, Microwave, Refrigerator, Washer     |
| 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 10th, 2025 |
| Days on Market | 67                  |
| Zoning         | R-G                 |

### Listing Details

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

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