

# \$674,300 - 151 Saddlebred Place, Cochrane

MLS® #A2188580

## \$674,300

4 Bedroom, 3.00 Bathroom, 2,280 sqft  
Residential on 0.09 Acres

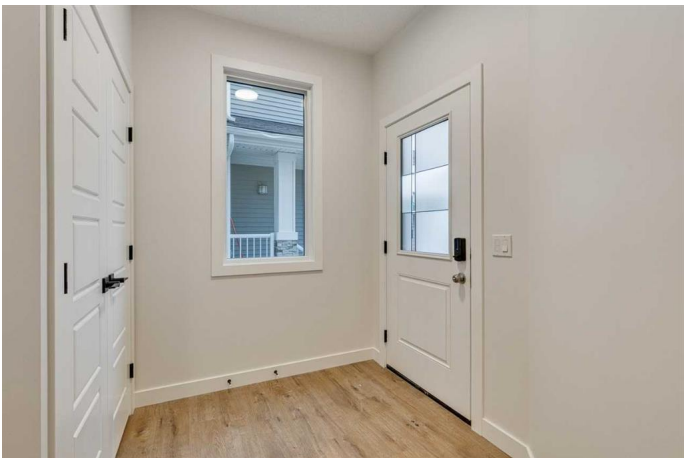
Heartland, Cochrane, Alberta

Welcome to the Denali 4, where style meets functionality in this stunning family home. The executive kitchen features a sleek island with a waterfall edge, pendant lighting, and a walk-through pantry for added convenience. Enjoy modern touches like a Silgranit sink, gas cooktop, and a waterline to the fridge. A spacious main floor flex room with double doors offers endless possibilities. Upstairs, the vaulted bonus room adds a touch of grandeur. The 5-piece ensuite is a true retreat with dual sinks, a private water closet, and a beautifully tiled shower. With vinyl floors in the ensuite, main bath, and laundry room, plus a cozy gas fireplace with a tile face, this home has it all. A side entrance, 9' basement ceiling, and thoughtful details like a bank of drawers in the ensuite and main bath make this home perfect for today's modern living.

Built in 2024

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2188580  |
| Price          | \$674,300 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,280     |
| Acres          | 0.09      |



|            |             |
|------------|-------------|
| Year Built | 2024        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 151 Saddlebred Place |
| Subdivision | Heartland            |
| City        | Cochrane             |
| County      | Rocky View County    |
| Province    | Alberta              |
| Postal Code | T4C3E6               |

### Amenities

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

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Separate Entrance, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Range Hood, Tankless Water Heater                                                           |
| Heating           | Natural Gas, Forced Air                                                                                                                                      |
| Cooling           | None                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                            |
| Fireplaces        | Decorative, Gas                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | Full, Unfinished                                                                                                                                             |

### Exterior

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

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      January 21st, 2025  
Days on Market                147  
Zoning                              R-G

**Listing Details**

Listing Office                    Bode Platform Inc.

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