

\$886,546 - 130 Saddlebred Place, Cochrane

MLS® #A2208275

\$886,546

4 Bedroom, 4.00 Bathroom, 2,575 sqft

Residential on 0.10 Acres

Heartland, Cochrane, Alberta

This sprawling 4 bed, 4 bath home in Heartland is designed for families who need space, style, and future flexibility. With over 2,570 sq. ft. of thoughtfully designed living space, this home offers both comfort and high-end features. Highlights include a gourmet kitchen with full ceiling-height cabinetry, built-in appliance package, and spice kitchen for added convenience, a desirable second primary bedroom on the main floor with full ensuite, open-to-below living room and entryway creating a bright and spacious feel, 10'x24' wood deck with gas line for outdoor entertaining, side entry to basement for future development potential, and all appliances included for move-in ready convenience. This is one of the few quick possession homes offering a main floor bedroom and premium upgrades—an excellent opportunity for buyers looking to blend lifestyle, comfort, and long-term value. Photos are representative.



Built in 2025

Essential Information

MLS® #	A2208275
Price	\$886,546
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,575

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	T4C3E6

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Electric Oven, Electric Range, 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	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2025
Days on Market	27
Zoning	TBD

Listing Details

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

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.