

\$767,984 - 123 Saddlebred Place, Cochrane

MLS® #A2208273

\$767,984

4 Bedroom, 3.00 Bathroom, 2,184 sqft
Residential on 0.10 Acres

Heartland, Cochrane, Alberta

Welcome to 123 Saddlebred Place! This 4-Bedroom Home in Heartland is located in the family friendly and amenity rich community of Heartland in Cochrane. With pathway access to parks & trails, walking distance from the Bow River, only 15 min to Ghost Lake and 40 min to Downtown Calgary. Key Features and upgrades include: ceiling-height kitchen cabinetry with a gas line rough-in, over-the-range hood fan with built-in microwave for a sleek and modern looking kitchen, all appliances (including washer/dryer) included in the build package, pathway access along the east side of the home (no neighbours on one side!) connecting to trails & parks, 9 foot foundation and 9 foot knockdown ceilings on the main floor, spacious attached double garage, and a bonus of fantastic energy efficiency (Built Green certified). This home offers incredible value for buyers looking for a spacious and functional 4-bedroom layout in a family-friendly community at an entry level price. Photos are representative.



Built in 2025

Essential Information

MLS® #	A2208273
Price	\$767,984
Bedrooms	4
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	2,184
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	123 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, Dryer, Electric Oven, Electric Range, Electric Stove, Microwave, 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 April 4th, 2025

Days on Market 16

Zoning TBD

Listing Details

Listing Office Bode Platform Inc.

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