# \$749,900 - 71 Saddlebred Place, Cochrane

MLS® #A2177425

#### \$749,900

4 Bedroom, 3.00 Bathroom, 2,184 sqft Residential on 0.01 Acres

Heartland, Cochrane, Alberta

Rare opportunity to have a brand new 4 bedroom home! Welcome to this stunning home built by award winning Prominent Homes that features a walk-out basement and an attached double car garage. The Main Floor has a chic Kitchen with built-in oven and microwave, nice size island, Nook, Family Room, Flex room perfect for working from home, and a 10x24 Deck. Upstairs has 4 bedrooms including a Primary bedroom with 5-piece Ensuite, walk-in closet, Laundry Room and a Bonus room. Possession will be June 2025. Pictures are representative and are from a similar home built by Prominent Homes LTD. The location is ideal with 15 minutes to Ghost Lake for boating or paddleboarding in the summer and 45 minutes to downtown Calgary and 45 minutes to Kananaskis Call to book your private showing today!

Built in 2025

#### **Essential Information**

MLS®# A2177425 Price \$749,900 Bedrooms 4 3.00 **Bathrooms Full Baths** 2

Half Baths 1

Acres

Square Footage 2,184 0.01





Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 71 Saddlebred Place

Subdivision Heartland City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C3E7

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

### Interior

Interior Features Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave,

Refrigerator, Washer

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric
Has Basement Yes

Basement Full, Unfinished, Walk-Out

#### **Exterior**

Exterior Features Lighting

Lot Description Rectangular Lot
Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed November 4th, 2024

Days on Market 244

Zoning R-MX

**Listing Details** 

Listing Office eXp Realty



Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.