

\$855,000 - 146 Saddlebred Place, Cochrane

MLS® #A2232917

\$855,000

4 Bedroom, 3.00 Bathroom, 2,392 sqft

Residential on 0.12 Acres

Heartland, Cochrane, Alberta

Introducing The Henko 26 by Prominent Homes â€” a beautifully designed 2,392 sq. ft. 4-bedroom, 3-bathroom home, perfectly suited for growing families seeking comfort, style, and functionality. Set in the desirable community of Heartland, this quick possession home comes with over \$35,000 in free upgrades and is available for July 2025 possession.

The main level features a gourmet kitchen with ceiling-height cabinetry, a built-in Whirlpool appliance package including a gas cooktop, wall oven, SS hood fan and a striking black Silgranite sink set into the oversized island. A spacious dining and living area opens onto an 8' x 14' wood deck and a BBQ gas line, ideal for summer entertaining.

All four bedrooms include walk-in closets, and the spa-inspired primary ensuite boasts a soaker tub and full glass shower. The upper floor also offers a large laundry room with built-in cabinetry and sink for added convenience.

Some of the key highlights that set this gorgeous home apart from the competition include a side entry for future suite potential (subject to approval and permitting by the city/municipality), double attached garage (21' x 22') plus an extended 10' x 5' workshop bay, upgraded appliances and high-end finishes throughout, bright, functional floorplan ideal for families or multi-generational living.

Located just steps from parks, pathways, and amenities in one of Cochraneâ€™s most family-oriented neighborhoods, this



exceptional home blends upscale design with everyday practicality. Heartland is a very family friendly community that is close to many amenities and a quick escape to Ghost Lake Recreation area, Canmore and the Rocky Mountains for all your outdoor adventures.

Built in 2025

Essential Information

MLS® #	A2232917
Price	\$855,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,392
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	146 Saddlebred Place
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3E6

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
-------------------	-------------

Appliances	Dishwasher, Electric Cooktop, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2025
Days on Market	15
Zoning	TBD

Listing Details

Listing Office	CIR Realty
----------------	------------

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.


HEARTLAND, COCHRANE



THE HENKO 26

4 Bedrooms

3 Bathroom

Gourmet Kitchen

MOVE-IN READY!

\$855,000

JULY 2025 POSSESSION

146 Saddlebred Place
2392 sq. ft.

Thoughtfully designed with a functional floorplan for growing families - The Henko 26 has over \$35k in free upgrades and is ready for a summer '25 move in!

- 8'x14' wood deck with Aluminum Railing and Gas Line for BBQ
- Gourmet kitchen with ceiling-height cabinetry, built-in Panasonic appliance package, wall oven & gas cooktop
- Black Silgranite sink located on kitchen island
- Basement side entry for future suite potential
- Walk-In Closet in every bedroom
- Spacious laundry room with Sink and Cabinetry
- Spa ensuite with Soaker Tub and full glass Shower
- 21'x22' Double Attached Garage with added 10'x5' Workshop Bay



403-821-5220 c.monk@prominenthomes.ca Showhome Address:
Celeste Monk prominenthomes.ca 187 Saddlebred Place