

# \$749,900 - 90 Saddlebred Place, Cochrane

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MLS® #A2199026

**\$749,900**

4 Bedroom, 3.00 Bathroom, 2,214 sqft  
Residential on 0.09 Acres

Heartland, Cochrane, Alberta

Welcome to this beautifully upgraded detached home in the desirable community of Heartland, Cochrane. Boasting an attached double garage and impressive 18-ft ceilings in the living room, this home offers both space and style. Step inside to discover a bright, modern white kitchen with quartz countertops, upgraded appliances, and a walk-through pantry for added convenience. The main floor features 9-ft ceilings, LVP flooring, upgraded lighting, and a sleek electric fireplace, creating a warm and inviting atmosphere. With 4 bedrooms total, including a main-floor bedroom, this home is perfect for families or guests. Upstairs, enjoy a spacious bonus room, a large primary bedroom with a luxurious ensuite, a second-floor laundry room, and additional well-sized bedrooms. The basement is ready for it's new owners to add their own finishing touches or add in a separate living space with the additional side entry. The new deck with natural gas hook up for your BBQ sits in the fully landscaped and fenced yard offers outdoor enjoyment with ease. With the added benefit of the home still being covered by new home warranty for your peace of mind, you don't want to miss your chance to own this stunning property-Schedule your viewing today!

Built in 2024

## Essential Information



MLS® #	A2199026
Price	\$749,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,214
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	90 Saddlebred Place
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C2R6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

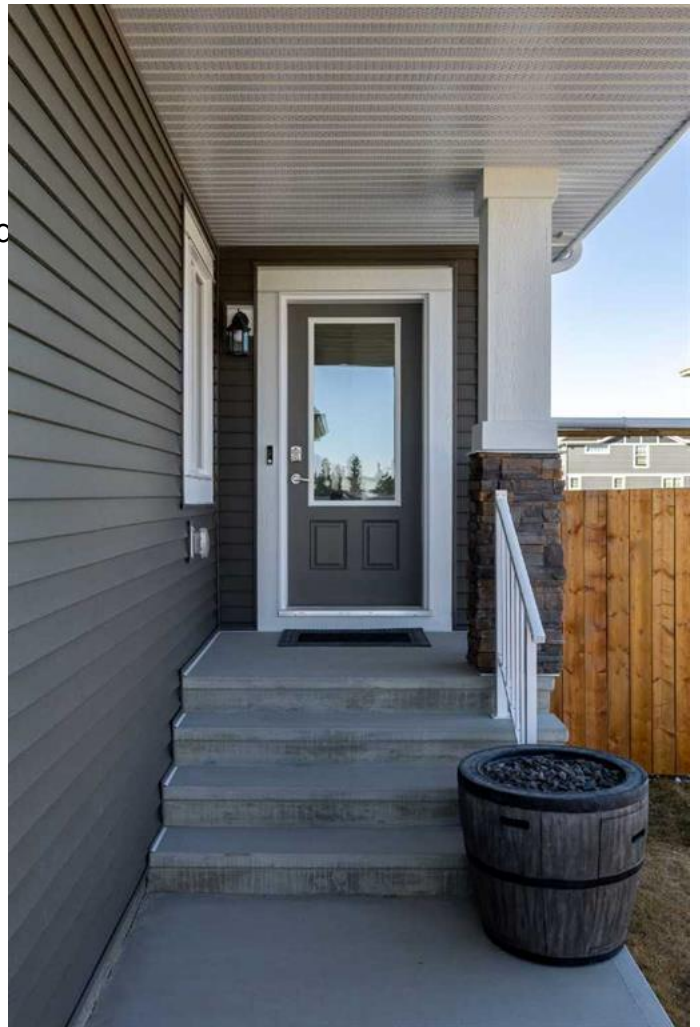
Exterior Features	BBQ gas line
Lot Description	Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood
Foundation	Poured Concrete

## Additional Information

Date Listed	March 6th, 2025
Days on Market	27
Zoning	R-LD

## Listing Details

Listing Office	Real Broker
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