

# \$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                22  
Zoning                              TBD

**Listing Details**

Listing Office                    Bode Platform Inc.

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.