

# \$729,900 - 90 Saddlebred Place, Cochrane

MLS® #A2217021

**\$729,900**

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

Heartland, Cochrane, Alberta

Stunning Upgraded Home in Heartland, Cochrane ! Welcome to this beautifully appointed detached home located in the vibrant community of Heartland. With an attached double garage and soaring 18-ft ceilings in the living room, this property blends impressive design with everyday functionality. The open-concept main floor features 9-ft ceilings, stylish LVP flooring, designer lighting, and a modern electric fireplace that adds warmth and character. The chef-inspired white kitchen is equipped with quartz countertops, upgraded stainless steel appliances, and a convenient walk-through pantry—perfect for busy family life or entertaining guests. Offering a total of 4 bedrooms, including a main-floor bedroom ideal for guests or a home office, this layout is designed with flexibility in mind. Upstairs, a spacious bonus room provides a great second living area, while the large primary suite impresses with a spa-like ensuite and walk-in closet. Two additional bedrooms, a full bathroom, and a laundry room complete the upper level. The basement features a separate side entrance and awaits your personalized touch—ideal for future development or a potential income generator. Step outside to enjoy a fully fenced and landscaped backyard with a new deck and natural gas hookup—ready for summer BBQs and outdoor gatherings. Still under new home warranty, this move-in-ready home offers style, space, and peace of mind. Don't miss out—book your private showing today!



Built in 2024

Essential Information

MLS® #	A2217021
Price	\$729,900
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	Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

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

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	13
Zoning	R-LD

## Listing Details

Listing Office	Real Broker
----------------	-------------

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.