

# \$819,000 - 146 Saddlebred Place, Cochrane

MLS® #A2242841

**\$819,000**

4 Bedroom, 3.00 Bathroom, 2,392 sqft

Residential on 0.12 Acres

Heartland, Cochrane, Alberta

MOVE IN READY! MOUNTAIN VIEWS FROM UPPER FLOOR / SIDE SEPARATE ENTRANCE FOR FUTURE DEVELOPMENT / CORNER LOT allowing for EXTRA PARKING

/ Introducing The Henko 26 by Prominent Homes – 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.

The main level features a gourmet kitchen with ceiling-height cabinetry, a built-in Whirlpool appliance package including a wall oven, SS hood fan with a gorgeous 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 Cochrane’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® #         | A2242841    |
| Price          | \$819,000   |
| 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, Microwave, Refrigerator, Washer/Dryer, Oven-Built-In |
| Heating           | Forced Air, Natural Gas                                                            |
| Cooling           | None                                                                               |
| Fireplace         | Yes                                                                                |
| # of Fireplaces   | 1                                                                                  |
| Fireplaces        | Electric                                                                           |
| Has Basement      | Yes                                                                                |
| Basement          | Full, Unfinished, Exterior Entry                                                   |

## Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 70              |
| Zoning         | TBD             |

## Listing Details

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

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