

# \$688,888 - 11 Saddlebred Place, Cochrane

MLS® #A2197862

**\$688,888**

5 Bedroom, 3.00 Bathroom, 1,896 sqft  
Residential on 0.08 Acres

Heartland, Cochrane, Alberta

Imagine stepping into a home where every detail has been carefully designed for comfort, style, and functionality. Nestled in the charming Heartland community of Cochrane. This NEWER HOME (July 2024) features 3 + 2 bedrooms, 2.5 bathrooms and is where modern elegance meets everyday convenience.

As you walk through the front door, you're welcomed by a warm and inviting foyer that sets the tone for the rest of the home. The open-concept main floor is bathed in natural light, highlighting the modern linear electric fireplace with a custom wood beam mantle—a perfect place to unwind with family and friends. The heart of the home, the chef's kitchen, is a masterpiece of design, featuring quartz countertops, an island for morning coffee, upgraded black hardware, upgraded kitchen faucet and a custom walk-through pantry, ideal for keeping everything organized. Just off the kitchen, the mudroom with a built-in nook adds a thoughtful touch, keeping everyday essentials within easy reach.

Upstairs, the central great room offers a cozy retreat for movie nights or relaxing after a long day. The primary suite is a true sanctuary, complete with a walk-in closet and a spa-inspired ensuite featuring a free-standing tub and a walk-in shower. Two additional well-appointed bedrooms, a full 3-piece bathroom, and a laundry room with custom



shelving complete the upper level, offering both comfort and convenience.

The partially finished basement with SIDE DOOR ENTRANCE to exterior is brimming with possibilities, already featuring two additional bedrooms and a spacious living area, with a bathroom rough-in ready for your personal touch. Meanwhile, the double-car garage comes equipped with built-in shelving, ensuring plenty of storage space.

And just when you think it couldn't get better—this home has central air conditioning and added ceiling fans in the main floor family room and Primary bedroom, so you™ stay cool and comfortable all summer long. The backyard is partially fenced and waiting for your landscape inspirations.

Located in the vibrant Heartland community, you™ be surrounded by parks, green spaces, and local amenities, including a gas station, Tim Hortons, liquor store, restaurant, Dentist, pharmacy, day care, RCMP station, and the beloved Ruben's Veggies. Plus, with quick access to the mountains and just 20 minutes to Ghost Lake, adventure is always within reach.

With brand NEW APPLIANCES (July 2024), a NEW HOME WARRANTY, and thoughtful upgrades throughout, this home is ready to welcome its new owners. Don™ miss this opportunity to make it yours—schedule your viewing today!

Built in 2024

### Essential Information

MLS® #	A2197862
Price	\$688,888
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,896
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	11 Saddlebred Place
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C3B5

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room, Insert, Mantle
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Yard
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 1st, 2025
Days on Market	11
Zoning	R-LD

### **Listing Details**

Listing Office	Coldwell Banker United
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