

# \$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

123 Saddlebred Place â€“ Affordable 4-Bedroom Home in Heartland! Community: Heartland â€“ Prime location with pathway access to parks & trails, walking distance from the Bow River, 15 min from Ghost Lake and 40 min to Downtown Calgary Model: Maverick II | Exceptional value for a 4-bedroom home! Key Features & Upgrades. Spacious 4-bedroom home at an unbeatable price ? Full ceiling-height kitchen cabinetry with a modern gas line rough-in ? Over-the-range hood fan with built-in microwave for a sleek kitchen look ? All appliances includedâ€”move-in ready convenience! ? Pathway access along the east side of the home, connecting to trails & parks Backs onto future residential for a quiet neighborhood feel This home offers incredible value for buyers looking for a spacious and functional 4-bedroom layout in a family-friendly community at an affordable 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	1
Zoning	TBD

### **Listing Details**

Listing Office          Bode Platform Inc.

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