

\$799,900 - 130 Saddlebred Place, Cochrane

MLS® #A2255726

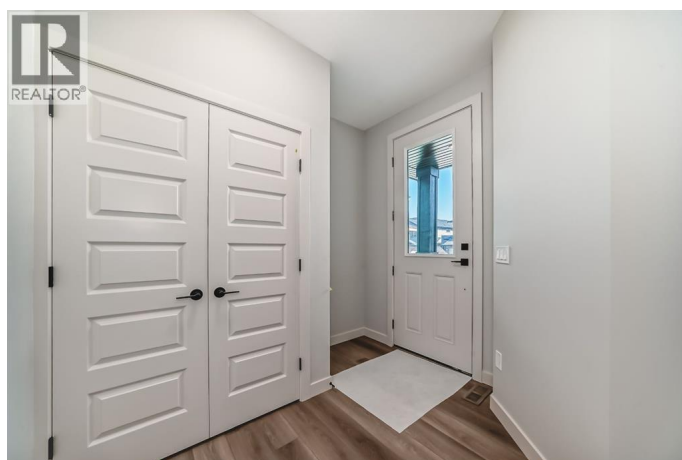
\$799,900

4 Bedroom, 4.00 Bathroom, 2,571 sqft

Single Family on 0.10 Acres

Heartland, Cochrane, Alberta

Welcome to The Bristol XL by Prominent Homes â€” a beautifully upgraded 2,571 sq. ft. residence offering thoughtful design, luxurious finishes, and flexible living options for the modern family. Located in the community of Heartland, this move-in ready home includes approximately \$40,000 in upgrades. Step inside and experience the dramatic open-to-below living room and entryway creating a grand, light-filled atmosphere. The heart of the home is a chef-inspired kitchen, complete with ceiling-height cabinetry, quartz countertops, a premium built-in Whirlpool appliance package, and a fully equipped spice kitchenâ€”perfect for gourmet cooking and entertaining. This home is designed for multi-generational living with a main floor bedroom option with a full bathroomâ€”ideal for guests, aging parents, or private home office use. Upstairs, you'll find TWO PRIMARY SUITES each with their own full ensuite bathrooms, along with two additional bedrooms and a fourth full bathroom. Enjoy the outdoors on your 10â€™ x 24â€™ wood deck with a built-in gas line for your BBQ, and take advantage of the separate side entrance to the full basement, offering excellent potential for a future suite or income opportunity (subject to approval and permitting by the city/municipality). This exceptional home combines luxury, practicality, and value with access to many amenities of and quick escape to Ghost Lake Recreation area, Canmore and the Rocky Mountains for all your outdoor



adventures. (id:6289)

Built in 2025

Essential Information

Listing #	A2255726
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Square Footage	2,571
Acres	0.10
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	130 Saddlebred Place
Subdivision	Heartland
City	Cochrane
Province	Alberta
Postal Code	T4C3E6

Amenities

Amenities	Park, Playground, Shopping
Features	See remarks
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Cooktop - Electric, Dishwasher, Oven, Microwave, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Separate entrance

Exterior

Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office CIR Realty



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 11:16am CDT