

# \$747,364 - 50 Saddlebred Place, Cochrane

MLS® #A2263566

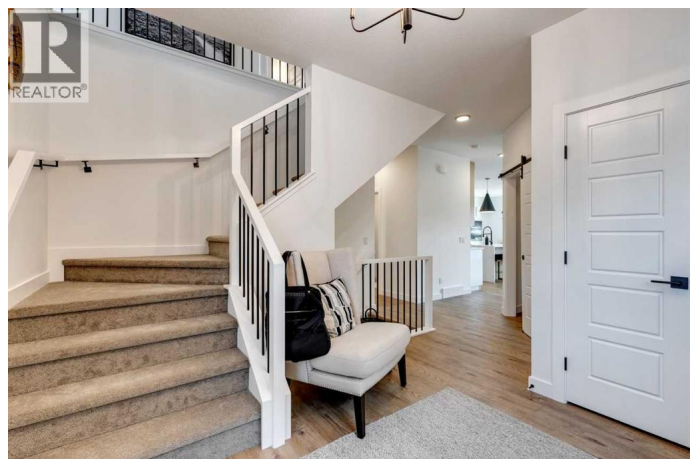
**\$747,364**

3 Bedroom, 3.00 Bathroom, 2,434 sqft

Single Family on 0.11 Acres

Heartland, Cochrane, Alberta

Step into the Beaumont — a beautifully designed home that blends luxury and practicality. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. The chef-inspired kitchen boasts built-in stainless steel appliances, a gas cooktop, waterfall-edge island, and a walk-through pantry for added convenience. LVP flooring flows throughout the main level, which includes a mudroom with walk-in closet and a flex room behind elegant French doors. The great room offers a cozy gas fireplace with mantle, while the large front bonus room is filled with natural light. Unwind in the 5-piece ensuite featuring a soaker tub, walk-in shower, quartz countertops, undermount sinks, and thoughtful storage with banks of drawers in both bathrooms. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that can may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa



touchscreen hub. Photos are representative.  
(id:6289)

Built in 2024

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | A2263566      |
| Price          | \$747,364     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Half Baths     | 1             |
| Square Footage | 2,434         |
| Acres          | 0.11          |
| Year Built     | 2024          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 50 Saddlebred Place |
| Subdivision | Heartland           |
| City        | Cochrane            |
| Province    | Alberta             |
| Postal Code | T4C3E7              |

**Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Park, Playground, Schools, Shopping |
| Parking Spaces | 4                                   |
| Parking        | Attached Garage                     |
| # of Garages   | 2                                   |

**Interior**

|                 |                                                                                                        |
|-----------------|--------------------------------------------------------------------------------------------------------|
| Appliances      | Refrigerator, Cooktop - Gas, Dishwasher, Microwave, Oven - Built-In, Hood Fan, Water Heater - Tankless |
| Heating         | Natural gas Forced air                                                                                 |
| Cooling         | None                                                                                                   |
| Fireplace       | Yes                                                                                                    |
| # of Fireplaces | 1                                                                                                      |
| # of Stories    | 2                                                                                                      |

**Exterior**

|              |                     |
|--------------|---------------------|
| Exterior     | Stone, Vinyl siding |
| Construction | Wood frame          |
| Foundation   | Poured Concrete     |

## Listing Details

Listing Office      Bode Platform Inc.



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