

\$677,176 - 159 Saddlebred Place, Cochrane

MLS® #A2263585

\$677,176

3 Bedroom, 3.00 Bathroom, 2,097 sqft

Single Family on 0.09 Acres

Heartland, Cochrane, Alberta

Welcome to the Birkley â€” a home designed for comfort, style, and functionality. 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 executive kitchen features built-in stainless steel appliances, gas cooktop, waterfall-edge island, and a walk-through pantry. Enjoy durable LVP flooring throughout the main floor and wet areas. The great room offers a cozy electric fireplace, while the mudroom includes built-in bench and hooks for everyday ease. Natural light flows throughout the home, including the vaulted bonus room. All bedrooms feature walk-in closets, and the spa-like 5-piece ensuite includes a soaker tub, walk-in shower, quartz countertops, undermount sinks, and a bank of drawers for added storage. 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, itâ€™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 switchesâ€”all seamlessly controlled via an Amazon Alexa



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

Built in 2024

Essential Information

Listing #	A2263585
Price	\$677,176
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,097
Acres	0.09
Year Built	2024
Type	Single Family
Sub-Type	Freehold

Community Information

Address	159 Saddlebred Place
Subdivision	Heartland
City	Cochrane
Province	Alberta
Postal Code	T4C3E6

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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