

# \$759,900 - 163 Saddlebred Place, Cochrane

MLS® #A2198201

**\$759,900**

3 Bedroom, 3.00 Bathroom, 2,220 sqft  
Residential on 0.09 Acres

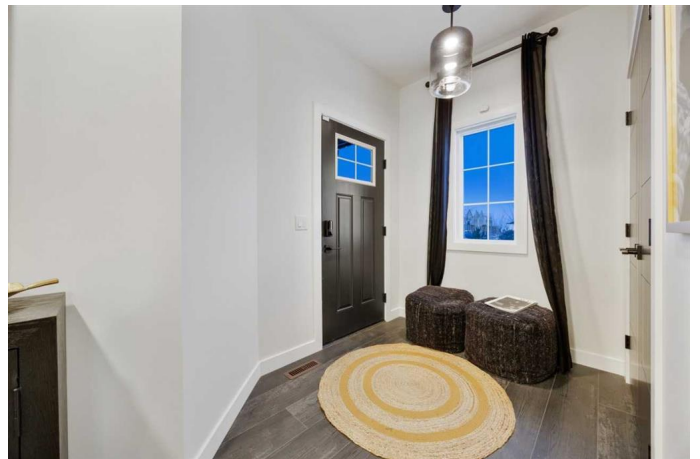
Heartland, Cochrane, Alberta

Welcome to the Bennett – a perfect blend of style, function, and modern design. The executive kitchen is a chef’s dream, featuring built-in stainless steel appliances, a chimney hood fan, gas cooktop, and a stunning waterfall island with pendant lighting. The matte black faucet and two-tone cabinetry add a sophisticated touch. Enjoy the convenience of a side entrance, a 9' basement with two windows, and a BBQ gasline for outdoor entertaining. The 5-piece ensuite is an oasis, complete with a tiled shower and niche. Inside, find a cozy gas fireplace with an open to above ceiling in the great room, a barn door leading to a flex room, and stylish paint-grade railing with iron spindles. Walk-in closets in every bedroom and a mudroom with bench and coat racks make everyday life a breeze. The Bennett is a home designed for living beautifully. Photos are representative.

Built in 2024

## Essential Information

MLS® #	A2198201
Price	\$759,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,220
Acres	0.09



Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	163 Saddlebred Place
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C3E6

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            February 28th, 2025

Days on Market        32

Zoning                  TBD

HOA Fees                325

HOA Fees Freq.        ANN

### **Listing Details**

Listing Office           Bode Platform Inc.

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