

\$674,220 - 163 Saddlebred Place, Cochrane

MLS® #A2255097

\$674,220

3 Bedroom, 3.00 Bathroom, 2,220 sqft

Single Family on 0.09 Acres

Heartland, Cochrane, Alberta

Welcome to the Bennett. 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. 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. 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 offer up to 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 array 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. (id:6289)

Built in 2024

Essential Information

Listing #	A2255097
Price	\$674,220
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,220
Acres	0.09
Year Built	2024
Type	Single Family
Sub-Type	Freehold

Community Information

Address	163 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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