

# \$688,235 - 99 Saddlebred Place, Cochrane

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MLS® #A2264758

**\$688,235**

3 Bedroom, 3.00 Bathroom, 2,220 sqft

Residential on 0.09 Acres

Heartland, Cochrane, Alberta

Welcome to The Bennett by Sterling Homes Calgary. Built by an experienced builder with over 70 years of home-building history, this thoughtfully designed home offers modern finishes and functional living spaces. The main floor includes a flex room with double French doors and an open-to-above great room featuring an electric fireplace and large windows offering natural light. The kitchen is equipped with built-in stainless steel appliances, a gas cooktop, waterfall-edge island, and walk-in pantry. A rear deck with BBQ gas line rough-in extends the living space outdoors.

Upstairs, all bedrooms include walk-in closets, and the 5-piece ensuite offers a soaker tub and tiled shower. This Built Green-certified home includes triple-pane windows, a high-efficiency furnace, a solar chase for future panels, and an electric-vehicle charging rough-in. Smart-home features include a programmable thermostat, doorbell camera, smart front-door lock, and motion-activated lighting—all connected through a central smart-home hub. Photos are representative.

Built in 2024

## Essential Information

MLS® #                   A2264758

Price                     \$688,235



|                |             |
|----------------|-------------|
| 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     | 99 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, Soaking Tub                                 |
| 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, Electric                                                                               |
| Has Basement      | Yes                                                                                                |
| Basement          | Full, Unfinished                                                                                   |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Lighting                        |
| Lot Description   | Back Yard                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 3                  |
| Zoning         | R-G                |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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