

# \$619,900 - 83 Saddlebred Place, Cochrane

MLS® #A2270404

**\$619,900**

3 Bedroom, 3.00 Bathroom, 2,046 sqft

Residential on 0.08 Acres

Heartland, Cochrane, Alberta

Your new home awaits in one of Cochrane's most sought-after communities, Heartland! With its tree-lined streets, mountain views, parks, pathways, and naturalized amenities, this neighborhood truly has it all. Step inside the Otis-24, offering over 2,000 sq. ft. of thoughtfully designed living space. This stunning open-to-below model with elegant railing is built with your growing family in mind. The home features 3 bedrooms, 2.5 bathrooms, and a spacious primary suite complete with an expansive walk-in closet and a luxurious 5-piece ensuite featuring a double vanity, soaker tub, and separate shower. The main floor offers bright, open living areas with 9-foot ceilings, quartz countertops throughout, a den/office space and an electric fireplace that adds warmth and style. The home also includes a separate rear entrance and a back deck with aluminum railings, perfect for outdoor relaxation or entertaining. **\*\*PLEASE NOTE\*\* PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE\*\* MOVE IN BEFORE SPRING!**

Built in 2025

## Essential Information

MLS® # A2270404

Price \$619,900



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,046       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 83 Saddlebred Place |
| Subdivision | Heartland           |
| City        | Cochrane            |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T4C 3E7             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub |
| Appliances        | None                                                                                                                               |
| Heating           | Forced Air, Natural Gas                                                                                                            |
| Cooling           | None                                                                                                                               |
| Fireplace         | Yes                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                  |
| Fireplaces        | Electric, Living Room, Insert                                                                                                      |
| Has Basement      | Yes                                                                                                                                |
| Basement          | Full                                                                                                                               |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                 |
|-----------------|-----------------|
| Lot Description | See Remarks     |
| Roof            | Asphalt Shingle |
| Construction    | Wood Frame      |
| Foundation      | Poured Concrete |

### **Additional Information**

|             |                     |
|-------------|---------------------|
| Date Listed | November 12th, 2025 |
| Zoning      | R-LD                |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 All Stars Realty Ltd. |
|----------------|----------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.