

# \$738,900 - 163 Saddlebred Place, Cochrane

MLS® #A2198201

## \$738,900

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

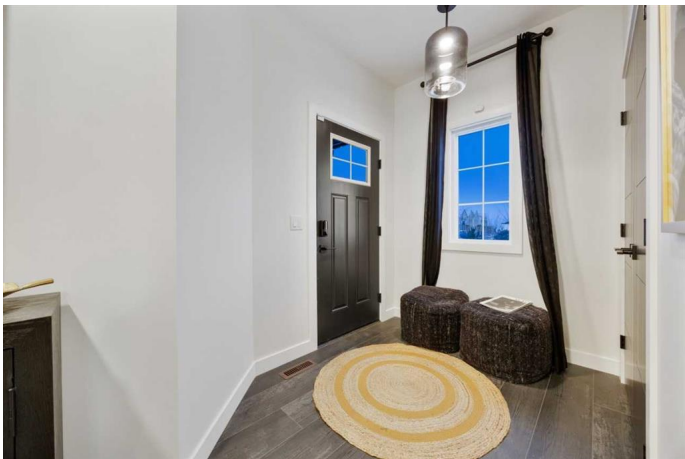
Heartland, Cochrane, Alberta

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	\$738,900
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, Soaking Tub, Walk-In Closet(s), Smart Home, Tankless Hot Water
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Built-In Oven, Gas Cooktop, 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        76  
Zoning                      TBD  
HOA Fees                  325  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Bode Platform Inc.

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