

# \$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                47  
Zoning                              TBD  
HOA Fees                         325  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    Bode Platform Inc.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.