

# \$729,000 - 131 Saddlebred Link, Cochrane

MLS® #A2216388

**\$729,000**

3 Bedroom, 3.00 Bathroom, 2,146 sqft

Residential on 0.09 Acres

Heartland, Cochrane, Alberta

Mountain Views || Backs To Green Space || Third Floor Loft With Balcony || Air Conditioning - Welcome to Heartland! Nestled on the west side of Cochrane, this vibrant community offers an array of amenities, from Rueben's Fresh Veggies to Tim Horton's, Cabeza Grand Mexican Restaurant, and more. Streets adorned with trees and pathways lead to parks, green spaces, and a future school site, while a scenic walking path beckons you to the Bow River. Step into this exceptional home built by Daytona, where craftsmanship meets elegance. The main floor welcomes you with a bright foyer leading to a spacious living room with floor to ceiling tiled fireplace. The kitchen has granite countertops, upgraded stainless steel appliances and a gas stove. The open concept space is perfect for entertaining and family gatherings. The oversized patio door and windows allow for a ton of natural light into a west facing backyard. Upstairs you'll find a laundry room, rec room, two bedrooms, second full bathroom and a primary bedroom with ensuite and walk-in closet. The third floor offers an additional space perfect for a home office that has a balcony that looks westwards towards the mountains - great place to watch the sunsets. The home has custom blinds throughout, an unfinished basement with plumbing rough-ins awaiting your personal touch. The backyard is partial fenced and has grass since photos were taken.



Built in 2022

## Essential Information

MLS® #	A2216388
Price	\$729,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,146
Acres	0.09
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

## Community Information

Address	131 Saddlebred Link
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3B6

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

## Interior

Interior Features	Bathroom Rough-in, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	10
Zoning	R-LD

## Listing Details

Listing Office	Real Broker
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