

\$819,000 - 146 Saddlebred Place, Cochrane

MLS® #A2242841

\$819,000

4 Bedroom, 3.00 Bathroom, 2,392 sqft

Residential on 0.12 Acres

Heartland, Cochrane, Alberta

OPEN HOUSE - SATURDAY JULY 26 12:00 - 2:00 pm. MOVE IN READY! MOUNTAIN VIEWS FROM UPPER FLOOR / SIDE SEPARATE ENTRANCE FOR FUTURE DEVELOPMENT / CORNER LOT allowing for EXTRA PARKING / Introducing The Henko 26 by Prominent Homes â€” a beautifully designed 2,392 sq. ft. 4-bedroom, 3-bathroom home, perfectly suited for growing families seeking comfort, style, and functionality. Set in the desirable community of Heartland, this quick possession home comes with over \$35,000 in free upgrades.

The main level features a gourmet kitchen with ceiling-height cabinetry, a built-in Whirlpool appliance package including a gas cooktop, wall oven, SS hood fan and a striking black Silgranite sink set into the oversized island. A spacious dining and living area opens onto an 8' x 14' wood deck and a BBQ gas line, ideal for summer entertaining.

All four bedrooms include walk-in closets, and the spa-inspired primary ensuite boasts a soaker tub and full glass shower. The upper floor also offers a large laundry room with built-in cabinetry and sink for added convenience.

Some of the key highlights that set this gorgeous home apart from the competition include a side entry for future suite potential (subject to approval and permitting by the city/municipality), double attached garage (21' x 22') plus an extended 10' x 5' workshop bay, upgraded appliances and high-end finishes



throughout, bright, functional floorplan ideal for families or multi-generational living. Located just steps from parks, pathways, and amenities in one of Cochrane’s most family-oriented neighborhoods, this exceptional home blends upscale design with everyday practicality. Heartland is a very family friendly community that is close to many amenities and a quick escape to Ghost Lake Recreation area, Canmore and the Rocky Mountains for all your outdoor adventures.

Built in 2025

Essential Information

MLS® #	A2242841
Price	\$819,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,392
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	146 Saddlebred Place
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3E6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features See Remarks

Appliances Dishwasher, Microwave, Refrigerator, Washer/Dryer, Oven-Built-In, Electric Cooktop

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Exterior Entry, Full, Unfinished

Exterior

Exterior Features Other

Lot Description Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 24th, 2025

Days on Market 2

Zoning TBD

Listing Details

Listing Office CIR Realty

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