

**67 Saddlebred Place  
Cochrane, Alberta**

**MLS # A2177423**



**\$760,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Heartland              |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 2,085 sq.ft.           | <b>Age:</b>   | 2025 (-1 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.08 Acre              |               |                   |
| <b>Lot Feat:</b> | Rectangular Lot        |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Tile  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished, Walk-Out To Grade   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame  | <b>Zoning:</b>    | R-MX |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |                   |      |

**Inclusions:** N/A

This is the perfect home for families looking for a welcoming and cozy lifestyle. Welcome to this stunning home built by award winning Prominent Homes. This three bedroom home with a walk-out basement and an attached double car garage features tons of natural light. The Main Floor has a chic Kitchen with built-in oven and microwave nice size island, Nook and Open to above Family Room, office space and a 10x24 Deck. Upstairs has 3 large bedrooms including a Primary bedroom with 5-piece Ensuite, walk-in closet, Laundry Room and a Bonus room. Possession will be in the summer of 2025. The location is ideal with 15 minutes to Ghost Lake for boating or paddleboarding in the summer and 45 minutes to downtown Calgary and 45 minutes to Kananaskis Call to book your private showing today!