

103 Saddlebred Place
Cochrane, Alberta

MLS # A2179523

\$654,900



Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,026 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Low Maintenance Landscape, Interior Lot, Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

**** Temporary Builder incentive of 30K discount reflected in sales price ** Take advantage of this discount and updated mortgage rates ****
103 Saddlebred Place, a remarkable new construction by Daytona Homes, situated in the inviting and picturesque Heartland community within Cochrane. This property features the Breeze model, meticulously designed to offer a blend of modern elegance, functionality, and comfort. Known for their exceptional build quality and client-focused approach, Daytona Homes has created a home that suits families and individuals looking for a warm and stylish residence in a vibrant neighborhood. Step inside to an impressive main floor, showcasing an open-concept design that maximizes space and flow. The foyer welcomes you with a grand sense of entry, leading into a bright and spacious Great Room. This central living area is ideal for gatherings, featuring ample natural light and a generous layout that allows for versatile seating and entertainment setups. Adjacent to the Great Room, the kitchen is a culinary dream, complete with high-quality finishes, modern appliances, and a well-designed island that provides both additional seating and workspace. The kitchen seamlessly connects to a nook area, perfect for casual dining or enjoying morning coffee. Sliding doors lead out to a deck with wood decking, extending the living space outdoors and providing a lovely area for barbecues or relaxation in the fresh air. A mudroom positioned near the entrance to the attached garage adds practicality, offering a dedicated space to store shoes, coats, and other essentials, keeping your home organized and clutter-free. The upper floor, is designed for privacy and comfort. Here, you'll find three spacious bedrooms, each thoughtfully positioned for optimal space and functionality. The primary bedroom serves as a luxurious retreat, featuring a large walk-in

closet and an elegant ensuite bathroom with a freestanding tub, perfect for unwinding after a long day. The two additional bedrooms share a well-appointed bathroom, making it convenient for family members or guests. The upper level also includes a bonus room, ideal for a home office, playroom, or cozy family lounge area. Completing this level is a central laundry room, adding convenience and efficiency to everyday chores. The home includes a 9-foot basement ceiling, offering significant potential for future customization. With a 3-piece rough-in, the basement is ready for development into a personalized space, such as a home gym, media room, or additional bedroom – allowing you to tailor the space to meet your specific needs and lifestyle. For those seeking a new home that combines quality construction, thoughtful design, and a family-friendly community, 103 Saddlebred Place is an excellent choice.