



**51 Saddlebred Place  
Cochrane, Alberta**

**MLS # A2316278**



**\$575,000**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,732 sq.ft.	<b>Age:</b>	2026 (0 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>	Back Lane, Back Yard, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

**\*\* Open House at Show Home - 78 Agate Road, Cochrane - July 3 1-5pm, July 4th 130-4pm, July 5th 1-4pm and July 6th 330-530pm \*\***  
Welcome to the Dallas by Rohit Homes in the vibrant community of Heartland! This stunning front-attached garage home offers over 1,700 sq. ft. of thoughtfully designed living space, featuring 3 bedrooms, 2.5 bathrooms, a spacious bonus room, and convenient upper-floor laundry. The open-concept main level is perfect for entertaining, showcasing a designer interior package, modern finishes, and plenty of room for family gatherings. Upstairs, the oversized primary retreat includes a walk-in closet and private ensuite, while two additional bedrooms provide space for family or guests. The walkout basement offers incredible future development potential and direct backyard access. Located close to parks, pathways, schools, shopping, and commuter routes, this stylish and functional home delivers exceptional value in one of Cochrane's most desirable communities.