



**90 Saddlebred Place  
Cochrane, Alberta**

**MLS # A2316861**



**\$789,900**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,201 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** None

Welcome to a home that instantly feels bright, spacious, and thoughtfully designed for modern family living. Located in the vibrant community of Heartland in Cochrane, this beautifully upgraded detached home blends style, comfort, and functionality in all the right ways. The main floor is designed to impress, beginning with soaring 18-FT CEILINGS in the living room that fill the space with natural light and create a truly open feel. An ELECTRIC FIREPLACE adds warmth and character, while 9-FT CEILINGS, designer lighting, and durable LVP FLOORING bring a clean, modern finish throughout the space. At the heart of the home is a stunning white kitchen built for both entertaining and everyday life. Featuring QUARTZ COUNTERTOPS, upgraded stainless steel appliances, and a convenient WALK-THROUGH PANTRY, the layout flows seamlessly into the dining and living areas. A MAIN FLOOR BEDROOM or DEN adds flexibility for guests, a home office, or multi-generational living. Upstairs, the spacious BONUS ROOM offers the perfect second living area for movie nights, kids’s play space, or a quiet retreat. The primary suite feels calm and inviting with a spa-inspired ensuite and WALK-IN CLOSET, while two additional bedrooms, a full bathroom, and convenient UPPER FLOOR LAUNDRY complete the upper level. The FULLY DEVELOPED BASEMENT features a SEPARATE SIDE ENTRANCE, two additional bedrooms, a full bathroom, a large REC ROOM, and extra space for a home gym or hobby area, adding even more versatility for growing families or future possibilities. Outside, the fully fenced and landscaped backyard is ready to enjoy with a DECK and NATURAL GAS HOOKUP for summer BBQs and outdoor gatherings. The DOUBLE ATTACHED GARAGE adds everyday convenience and extra storage space. Located in one of

Cochrane's growing family communities, Heartland offers parks, pathways, schools, and quick access to both Calgary and the mountains, making it an ideal place to call home. Book your private showing today!