



**47 Saddlebred Place
Cochrane, Alberta**

MLS # A2321328



\$585,000

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,732 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	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.