



GRASSROOTS
REALTY GROUP

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90 Saddlebred Place
Cochrane, Alberta

MLS # A2344625



\$759,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Welcome to a bright and beautifully designed home in Heartland, Cochrane, where impressive spaces and everyday function come together. The main floor immediately stands out with soaring 18-FT CEILINGS and a dramatic OPEN-TO-BELOW living room filled with natural light. An ELECTRIC FIREPLACE adds warmth, while 9-FT CEILINGS, LVP FLOORING, and modern finishes create a fresh, inviting feel. The white kitchen is made for gathering, featuring QUARTZ COUNTERTOPS, upgraded stainless steel appliances, and a WALK-THROUGH PANTRY, all flowing naturally into the dining and living areas. A MAIN FLOOR BEDROOM or DEN offers valuable flexibility for guests, an office, or extended family. Upstairs, the OPEN-TO-BELOW continues to create a beautiful sense of connection and space. A large BONUS ROOM provides a second place to relax, while the primary suite features a spa-inspired ensuite and WALK-IN CLOSET. Two additional bedrooms, a full bathroom, and UPPER FLOOR LAUNDRY complete the level. The FULLY DEVELOPED BASEMENT adds even more living space with a SEPARATE SIDE ENTRANCE, two bedrooms, a full bathroom, large REC ROOM, and additional space for a gym or hobbies. Outside, enjoy a fenced and landscaped backyard with a DECK and NATURAL GAS HOOKUP, plus the convenience of a DOUBLE ATTACHED GARAGE. Close to parks, pathways, schools, and with easy access to Calgary and the mountains, this Heartland home offers the space and flexibility families are looking for. Book your private showing today!