

# \$714,215 - 155 Saddlebred Place, Cochrane

MLS® #A2198173

**\$714,215**

3 Bedroom, 3.00 Bathroom, 2,172 sqft  
Residential on 0.09 Acres

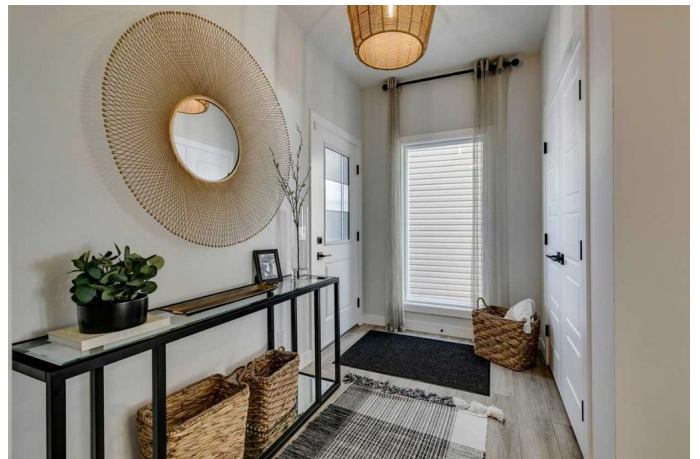
Heartland, Cochrane, Alberta

Introducing the Ashton â€” a home that blends modern sophistication with thoughtful design. The heart of this home is the executive kitchen, featuring sleek built-in stainless steel appliances, a stunning island with a waterfall edge, and a premium Silgranit sink. The main floor shines with 9' ceilings, an I.T. area, and a gas fireplace, while each bedroom offers its own walk-in closet. Unwind in the vaulted bonus room or indulge in the luxurious 5-piece ensuite with a tiled shower and soaker tub. With built in lockers in the mudroom, paint-grade railing with iron spindles, and a side entrance, this home has it all! Photos are representative.

Built in 2024

## Essential Information

MLS® #	A2198173
Price	\$714,215
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,172
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey



Status Active

### Community Information

Address 155 Saddlebred Place  
Subdivision Heartland  
City Cochrane  
County Rocky View County  
Province Alberta  
Postal Code T4C3E6

### Amenities

Amenities None  
Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Solar Tube(s)  
Appliances Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Decorative, Gas  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features None  
Lot Description Back Yard  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed February 28th, 2025  
Days on Market 30

Zoning	TBD
HOA Fees	325
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office            Bode Platform Inc.

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.