

# \$743,800 - 167 Saddlebred Place, Cochrane

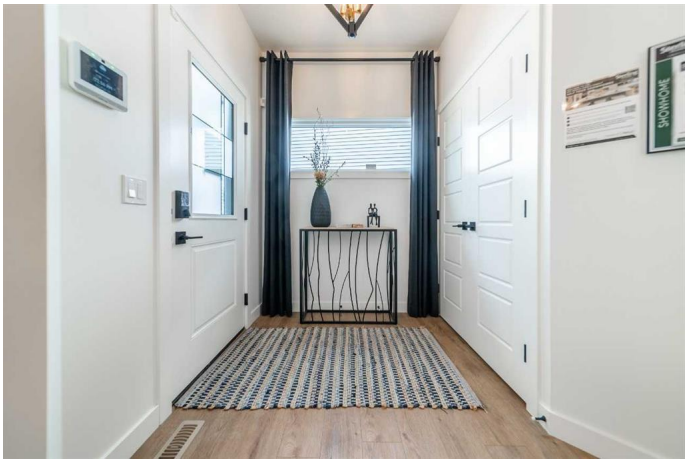
MLS® #A2215006

**\$743,800**

4 Bedroom, 3.00 Bathroom, 2,294 sqft  
Residential on 0.09 Acres

Heartland, Cochrane, Alberta

Welcome to The Denali 6—a beautifully designed home with thoughtful upgrades throughout. The main floor features a full bedroom and bathroom, perfect for guests or large families. The executive kitchen shines with built-in stainless steel appliances, gas cooktop, waterfall island, and walk-in pantry. Relax in the great room with its electric fireplace and enjoy the abundance of natural light from additional windows. Upstairs, a vaulted bonus room offers the perfect retreat, while the elegant 5-piece ensuite boasts a soaker tub and tiled shower. With a 9' basement and convenient side entrance, this home is as functional as it is stylish! Photos are a representative.



Built in 2024

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2215006    |
| Price          | \$743,800   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,294       |
| Acres          | 0.09        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 167 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, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(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, Electric                                                                                                         |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Full, Unfinished                                                                                                             |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Lighting                        |
| Lot Description   | Back Yard                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 4                |

Zoning

R-G

Listing Details

Listing Office

Bode Platform Inc.

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