

\$575,000 - 123 Saddlebred Place, Cochrane

MLS® #A2267565

\$575,000

4 Bedroom, 3.00 Bathroom, 2,184 sqft

Residential on 0.10 Acres

Heartland, Cochrane, Alberta

Welcome to The Maverick II by Prominent Homes, a beautifully upgraded 4-bedroom home in the sought-after community of Heartland. With over \$20,000 in upgrades and a thoughtfully designed layout offering 2,182 sq. ft. of living space, this home combines functionality, modern style, and comfort for today's families. Step inside the open-concept main level featuring 9-ft ceilings and a chef's kitchen complete with ceiling-height cabinetry, built-in Whirlpool appliance package, quartz countertops, and an open concept living room with electric fireplace - perfect for entertaining or daily living. The spacious dining area opens through your 8' glass patio door onto an 8' x 12' wood deck and enjoy added privacy from the pathway-backing, pie-shaped lot. Upstairs, you'll find a bonus room, four well-appointed bedrooms, and a stunning 5-piece ensuite in the primary suite featuring a glass-enclosed shower and deep soaker tub. Two of the secondary bedrooms also include walk-in closets, providing ample storage. Additional features include a sunshine basement with 9-ft ceilings, a built-in mudroom bench, Whirlpool washer and dryer, and high end finishes throughout. With pathways off the south side of your home you have easy access to the new Dog Park, playground and local amenities. Heartland offers small-town charm with unbeatable access to both the Rocky Mountains and the City of Calgary. Don't miss your opportunity to own this



stunning new homeâ€”Ready for Immediate Possession!

Built in 2024

Essential Information

MLS® #	A2267565
Price	\$575,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,184
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	123 Saddlebred Place
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C3E6

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 28th, 2025
Days on Market	1
Zoning	R-LD

Listing Details

Listing Office	CIR Realty
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