

# \$749,900 - 71 Saddlebred Place, Cochrane

MLS® #A2177425

**\$749,900**

4 Bedroom, 3.00 Bathroom, 2,184 sqft  
Residential on 0.01 Acres

Heartland, Cochrane, Alberta

Rare opportunity to have a brand new 4 bedroom home! Welcome to this stunning home built by award winning Prominent Homes that features a walk-out basement and an attached double car garage. The Main Floor has a chic Kitchen with built-in oven and microwave, nice size island, Nook, Family Room, Flex room perfect for working from home, and a 10x24 Deck. Upstairs has 4 bedrooms including a Primary bedroom with 5-piece Ensuite, walk-in closet, Laundry Room and a Bonus room. Possession will be June 2025. Pictures are representative and are from a similar home built by Prominent Homes LTD. The location is ideal with 15 minutes to Ghost Lake for boating or paddleboarding in the summer and 45 minutes to downtown Calgary and 45 minutes to Kananaskis Call to book your private showing today!

Built in 2025

## Essential Information

MLS® #	A2177425
Price	\$749,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,184
Acres	0.01

HEARTLAND, COCHRANE



**THE MAVERICK II**  
4 Bedrooms  
3 Bathroom  
Walkout Basement

**MOVE-IN READY!**  
**\$749,900**  
JUNE 2025 POSSESSION

**71 Saddlebred Place**  
**2184 sq. ft.**  
This beautifully upgraded quick possession home offers flexible living spaces, designer features, and an unbeatable location near parks and pathways.



- Upgraded Kitchen Cabinetry with Gas Line RI
- 10'x24' deck with Aluminum Railing
- Built-in bench with Coat Hooks in Mudroom
- 5 Piece ensuite with glass shower & soaker tub
- 4 Bedroom + Bonus Room
- Walk in Closets in two of 3 upstairs bedrooms
- 9ft Knockdown Ceilings + 9ft Foundation
- Backing onto pathway, close access to parks and playgrounds with SOUTH FACING backyard

 403-921-5220

 c.monk@prominenthomes.ca

 Showhome Address:

 Celeste Monk

 prominenthomes.ca

 187 Saddlebred Place



Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	71 Saddlebred Place
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C3E7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

### Exterior

Exterior Features	Lighting
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed

November 4th, 2024

Days on Market

234

Zoning

R-MX

**Listing Details**

Listing Office

eXp Realty



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.