

# \$674,725 - 170 Saddlebred Place, Cochrane

MLS® #A2176836

**\$674,725**

3 Bedroom, 3.00 Bathroom, 2,097 sqft  
Residential on 0.09 Acres

Heartland, Cochrane, Alberta

Discover the Birkley by Sterling Homes, a thoughtfully crafted 2,024 sq. ft. home that perfectly blends style and practicality. This 3-bedroom, 2.5-bathroom beauty comes with a spacious 2-car garage and an inviting interior featuring 9' main floor ceilings. The kitchen is designed for culinary enthusiasts, complete with stainless steel appliances, extra pots/pans drawers, a chimney hood fan, water line to the fridge, and a walk-through pantry. The main living area boasts an electric fireplace, quartz countertops, and LVP flooring. The upper level offers a vaulted bonus room, walk-in closets in all bedrooms, and a luxurious 5-piece ensuite with a soaker tub, dual sinks, and a walk-in shower. The west-facing backyard and gas line for BBQs make it ideal for sunny afternoons. Smart Energy features up to 20% savings on utilities. Located in a vibrant community, this home is designed for seamless family living! \*Photos are representative

Built in 2024

## Essential Information

MLS® #	A2176836
Price	\$674,725
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	2,097
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	170 Saddlebred Place
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C3B5

### **Amenities**

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

### **Interior**

Interior Features	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s), Double Vanity, Open Floorplan, Smart Home, Soaking Tub, Tankless Hot Water
Appliances	Dishwasher, Freezer, Microwave, Range Hood, Electric Range, 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	Private Entrance, Lighting
Lot Description	Level

Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed November 1st, 2024  
Days on Market 154  
Zoning R-G

### 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.