

# \$749,900 - 91 Saddlebred Place, Cochrane

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MLS® #A2232928

## \$749,900

4 Bedroom, 3.00 Bathroom, 2,182 sqft

Residential on 0.08 Acres

Heartland, Cochrane, Alberta

Welcome to The Maverick II by Prominent Homes â€” a beautifully upgraded 4-BEDROOM WALKOUT home in the community of Heartland. Thoughtfully designed with over \$25,000 in upgrades, this 2,182 sq. ft. home offers the perfect blend of functionality, style, and comfort.

Step into the inviting open-concept main level featuring 9-ft ceilings and a stunning chefâ€™s kitchen complete with ceiling-height cabinetry, quartz countertops, and premium built-in Whirlpool appliances â€” perfect for entertaining or everyday living. The spacious dining area flows effortlessly to a massive 10â€™ x 24â€™ south-facing deck, ideal for soaking in sunny views and backyard serenity. Upstairs, you'll find a generous bonus room, FOUR well-appointed bedrooms, and a luxurious 5-piece ensuite with a glass-enclosed shower and deep soaker tub in the primary suite. Two of the secondary bedrooms also include walk-in closets for added storage and convenience.

Additional highlights include a built-in mudroom bench with coat hooks, 9-ft ceilings in the unfinished walkout basement, and direct access to nearby parks, pathways, and playgrounds â€” making this home as family-friendly as it is elegant. Heartland is a wonderful community that boasts small town charm while keeping you close to all amenities and a quick commute to the mountains or the city.

Possession available August 2025 â€”



donâ€™t miss your chance to own this  
stunning move-in ready home.

Built in 2025

**Essential Information**

MLS® #	A2232928
Price	\$749,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,182
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	91 Saddlebred Place
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3E6

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Oven-Built-In, Electric Cooktop
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

## Exterior

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

## Additional Information

Date Listed	June 20th, 2025
Days on Market	82
Zoning	TBD

## Listing Details

Listing Office	CIR Realty
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HEARTLAND, COCHRANE

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

# MOVE-IN READY!

## \$789,900

AUGUST 2025 POSSESSION

**91 Saddlebred Place**  
**2182 sq. ft.**

With over \$25K in upgrades this quick possession home offers function, luxury style, and an unbeatable location near parks and pathways.

- Chefs kitchen with Built-In Appliances, ceiling height cabinetry, Quartz countertops
- 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 2 of 3 upstairs bedrooms
- 9ft Ceilings on main and in Walkout Basement
- Backing onto pathway, close access to parks and playgrounds with south facing backyard

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