

# \$886,000 - 130 Saddlebred Place, Cochrane

MLS® #A2232932

**\$886,000**

4 Bedroom, 4.00 Bathroom, 2,571 sqft  
Residential on 0.10 Acres

Heartland, Cochrane, Alberta

Welcome to The Bristol XL by Prominent Homes – a beautifully upgraded 2,571 sq. ft. residence offering thoughtful design, luxurious finishes, and flexible living options for the modern family. Located in the community of Heartland, this move-in ready home is scheduled for August 2025 possession and includes approximately \$40,000 in upgrades. Step inside and experience the dramatic open-to-below living room and entryway creating a grand, light-filled atmosphere. The heart of the home is a chef-inspired kitchen, complete with ceiling-height cabinetry, quartz countertops, a premium built-in Whirlpool appliance package, and a fully equipped spice kitchen – perfect for gourmet cooking and entertaining.

This home is designed for multi-generational living with a main floor bedroom option with a full bathroom – ideal for guests, aging parents, or private home office use. Upstairs, you'll find TWO PRIMARY SUITES each with their own full ensuite bathrooms, along with two additional bedrooms and a fourth full bathroom.

Enjoy the outdoors on your 10' x 24' wood deck with a built-in gas line for your BBQ, and take advantage of the separate side entrance to the full basement, offering excellent potential for a future suite or income opportunity (subject to approval and permitting by the city/municipality). This exceptional home combines luxury, practicality, and value with access to many amenities of and quick



HEARTLAND, COCHRANE



**THE BRISTOL XL**  
  
4 Bedrooms  
  
4 Bathroom  
  
Chefs Kitchen & Spice Kitchen

**MOVE-IN READY!**  
**\$886,000**  
SEPTEMBER 2025 POSSESSION



**130 Saddlebred Place**  
**2571 sq. ft.**

This stunning 4-bedroom, 4-bathroom home is a rare find in Heartland, offering high-end finishes and multi-generational living options.

- Gourmet Kitchen: Full ceiling-height cabinetry, built-in appliance package, and a **spice kitchen** for added convenience
- 10'x24' wood deck with a gas line for BBQ and entertaining
- Desirable Second Primary Bedroom: Main floor master suite with full ensuite bath – perfect for multi-generational living or guest accommodations
- Dramatic Open Spaces: Open-to-below living room & entryway, creating a grand and airy feel
- Basement side entry for future suite potential
- All Appliances Included – move-in ready convenience

 403-921-5220  
 Celeste Monk

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 prominenthomes.ca

 Showhome Address:  
187 Saddlebred Place

escape to Ghost Lake Recreation area,  
Canmore and the Rocky Mountains for all your  
outdoor adventures.

Built in 2025

**Essential Information**

MLS® #	A2232932
Price	\$886,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,571
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	130 Saddlebred Place
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3E6

**Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

**Interior**

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

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinishe

## Exterior

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

## Additional Information

Date Listed	June 20th, 2025
Days on Market	18
Zoning	TBD

## Listing Details

Listing Office	CIR Realty
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