

\$745,875 - 115 Saddlebred Place, Cochrane

MLS® #A2252010

\$745,875

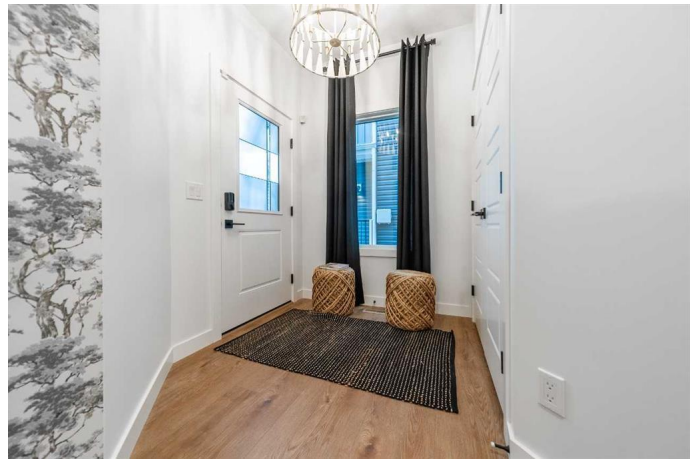
3 Bedroom, 3.00 Bathroom, 2,293 sqft

Residential on 0.13 Acres

Heartland, Cochrane, Alberta

Discover the Denali 6 – a stunning walkout home on a pie-shaped lot backing onto serene green space. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it’s designed for sustainable, future-forward living. Featuring a full package of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. This spacious design features a main floor flex room, a cozy gas fireplace with floor-to-ceiling tile, and an executive kitchen with built-in stainless appliances, gas cooktop, chimney hoodfan, waterfall island, and walk-in pantry. Upstairs, enjoy a vaulted ceiling in the bonus room, a luxurious 5-piece ensuite with walk-in shower and soaker tub, plus walk-in closets in all bedrooms. Natural light floods through many windows, and outdoor living is enhanced by a rear deck with beautiful views. Photos are representative.

Built in 2024



Essential Information

MLS® #	A2252010
Price	\$745,875
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,293
Acres	0.13
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	115 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	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas
Has Basement	Yes

Basement Full, Unfinished, Walk-Out

Exterior

Exterior Features Lighting
Lot Description Back Yard, Backs on to Park/Green Space
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed August 27th, 2025
Days on Market 17
Zoning R-LD

Listing Details

Listing Office Bode Platform Inc.

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.