

\$886,000 - 130 Saddlebred Place, Cochrane

MLS® #A2255726

\$886,000

4 Bedroom, 4.00 Bathroom, 2,571 sqft

Residential on 0.10 Acres

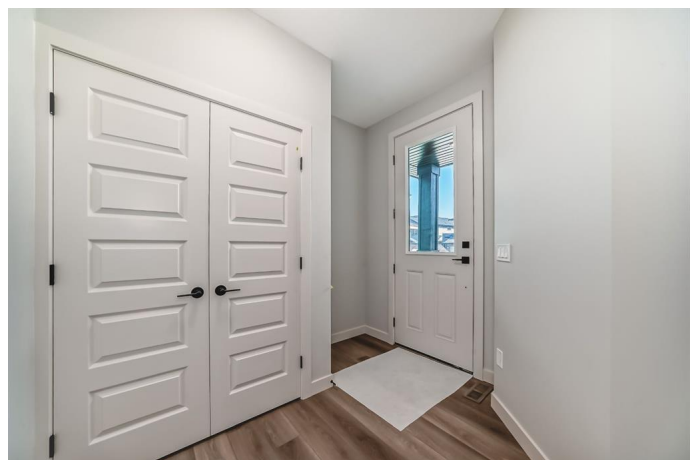
Heartland, Cochrane, Alberta

OPEN HOUSE SATURDAY SEPTEMBER 13
12:00 - 4:00 PM. Welcome to The Bristol XL
by Prominent Homes â€” 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 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
kitchenâ€”perfect for gourmet cooking and
entertaining.

This home is designed for multi-generational
living with a main floor bedroom option with a
full bathroomâ€”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 escape to Ghost Lake Recreation area, Canmore and the Rocky Mountains for all your outdoor adventures.

Built in 2025

Essential Information

MLS® #	A2255726
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, Unfinished

Exterior

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

Additional Information

Date Listed	September 10th, 2025
Days on Market	2
Zoning	TBD

Listing Details

Listing Office	CIR Realty
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