

# \$664,225 - 170 Saddlebred Place, Cochrane

MLS® #A2176836

**\$664,225**

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	\$664,225
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	Open Floorplan, Pantry, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Smart Home, Soaking Tub, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Electric Range, Freezer, Range Hood, 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	Lighting, Private Entrance
Lot Description	Level

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

### Additional Information

Date Listed November 1st, 2024  
Days on Market 161  
Zoning R-G

### Listing Details

Listing Office Bode Platform Inc.



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