

\$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 | Full, Unfinished, Exterior Enti |

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 | 66 |
| Zoning | TBD |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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