

# \$729,000 - 131 Saddlebred Link, Cochrane

MLS® #A2216388

**\$729,000**

3 Bedroom, 3.00 Bathroom, 2,146 sqft

Residential on 0.09 Acres

Heartland, Cochrane, Alberta

Mountain Views || Backs To Green Space || Third Floor Loft With Balcony || Air Conditioning - Welcome to Heartland! Nestled on the west side of Cochrane, this vibrant community offers an array of amenities, from Rueben's Fresh Veggies to Tim Horton's, Cabeza Grand Mexican Restaurant, and more. Streets adorned with trees and pathways lead to parks, green spaces, and a future school site, while a scenic walking path beckons you to the Bow River. Step into this exceptional home built by Daytona, where craftsmanship meets elegance. The main floor welcomes you with a bright foyer leading to a spacious living room with floor to ceiling tiled fireplace. The kitchen has granite countertops, upgraded stainless steel appliances and a gas stove. The open concept space is perfect for entertaining and family gatherings. The oversized patio door and windows allow for a ton of natural light into a west facing backyard. Upstairs you'll find a laundry room, rec room, two bedrooms, second full bathroom and a primary bedroom with ensuite and walk-in closet. The third floor offers an additional space perfect for a home office that has a balcony that looks westwards towards the mountains - great place to watch the sunsets. The home has custom blinds throughout, an unfinished basement with plumbing rough-ins awaiting your personal touch. The backyard is partial fenced and has grass since photos were taken.



Built in 2022

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2216388    |
| Price          | \$729,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,146       |
| Acres          | 0.09        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 131 Saddlebred Link |
| Subdivision | Heartland           |
| City        | Cochrane            |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T4C 3B6             |

## Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Bathroom Rough-in, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)        |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |

|              |                  |
|--------------|------------------|
| Fireplaces   | Electric         |
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Concrete, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 15            |
| Zoning         | R-LD          |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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