

# \$749,900 - 91 Saddlebred Place, Cochrane

---

MLS® #A2232928

## \$749,900

4 Bedroom, 3.00 Bathroom, 2,182 sqft

Residential on 0.08 Acres

Heartland, Cochrane, Alberta

Welcome to The Maverick II by Prominent Homes â€” a beautifully upgraded 4-BEDROOM WALKOUT home in the community of Heartland. Thoughtfully designed with over \$25,000 in upgrades, this 2,182 sq. ft. home offers the perfect blend of functionality, style, and comfort.

Step into the inviting open-concept main level featuring 9-ft ceilings and a stunning chefâ€™s kitchen complete with ceiling-height cabinetry, quartz countertops, and premium built-in Whirlpool appliances â€” perfect for entertaining or everyday living. The spacious dining area flows effortlessly to a massive 10â€™ x 24â€™ south-facing deck, ideal for soaking in sunny views and backyard serenity. Upstairs, you'll find a generous bonus room, FOUR well-appointed bedrooms, and a luxurious 5-piece ensuite with a glass-enclosed shower and deep soaker tub in the primary suite. Two of the secondary bedrooms also include walk-in closets for added storage and convenience.

Additional highlights include a built-in mudroom bench with coat hooks, 9-ft ceilings in the unfinished walkout basement, and direct access to nearby parks, pathways, and playgrounds â€” making this home as family-friendly as it is elegant. Heartland is a wonderful community that boasts small town charm while keeping you close to all amenities and a quick commute to the mountains or the city.

Possession available August 2025 â€”



donâ€™t miss your chance to own this  
stunning move-in ready home.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2232928    |
| Price          | \$749,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,182       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 91 Saddlebred Place |
| Subdivision | Heartland           |
| City        | Cochrane            |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T4C 3E6             |

**Amenities**

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

**Interior**

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                        |
| Appliances        | Dishwasher, Microwave, Refrigerator, Washer/Dryer, Oven-Built-In, Electric Cooktop |
| Heating           | Forced Air, Natural Gas                                                            |
| Cooling           | None                                                                               |

|                 |                            |
|-----------------|----------------------------|
| Fireplace       | Yes                        |
| # of Fireplaces | 1                          |
| Fireplaces      | Electric                   |
| Has Basement    | Yes                        |
| Basement        | Full, Unfinished, Walk-Out |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 72              |
| Zoning         | TBD             |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.

HEARTLAND, COCHRANE

**THE MAVERICK II**  
  
**4 Bedrooms**  
  
**3 Bathroom**  
  
**Walkout Basement**

# MOVE-IN READY!

## \$789,900

**AUGUST 2025 POSSESSION**

**91 Saddlebred Place**  
**2182 sq. ft.**

With over \$25K in upgrades this quick possession home offers function, luxury style, and an unbeatable location near parks and pathways.

- Chefs kitchen with Built-In Appliances, ceiling height cabinetry, Quartz countertops
- 10'x24' deck with Aluminum Railing
- Built-in bench with Coat Hooks in Mudroom
- 5 Piece ensuite with glass shower & soaker tub
- 4 Bedroom + Bonus Room
- Walk in Closets in 2 of 3 upstairs bedrooms
- 9ft Ceilings on main and in Walkout Basement
- Backing onto pathway, close access to parks and playgrounds with south facing backyard

403-921-5220    c.monk@prominenthomes.ca    Showhome Address:  
Celeste Monk    prominenthomes.ca    187 Saddlebred Place