

# \$724,875 - 115 Saddlebred Place, Cochrane

MLS® #A2252010

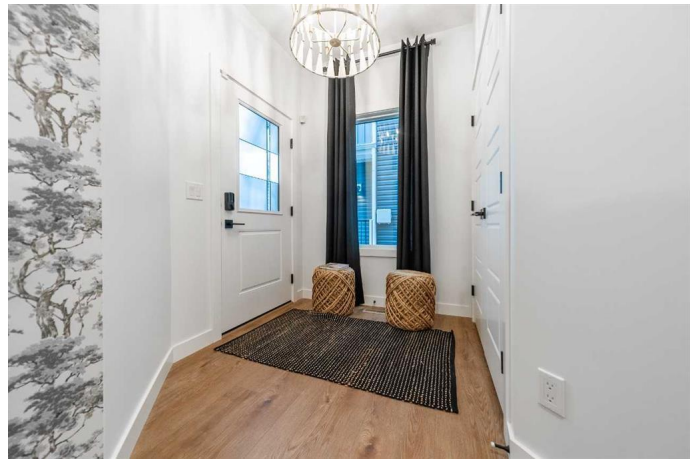
**\$724,875**

3 Bedroom, 3.00 Bathroom, 2,293 sqft  
Residential on 0.13 Acres

Heartland, Cochrane, Alberta

Discover the Denali 6 â€” a stunning walkout home on a pie-shaped lot backing onto serene green space. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, itâ€™s designed for sustainable, future-forward living. Featuring a full package of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switchesâ€”all seamlessly controlled via an Amazon Alexa touchscreen hub. This spacious design features a main floor flex room, a cozy gas fireplace with floor-to-ceiling tile, and an executive kitchen with built-in stainless appliances, gas cooktop, chimney hoodfan, waterfall island, and walk-in pantry. Upstairs, enjoy a vaulted ceiling in the bonus room, a luxurious 5-piece ensuite with walk-in shower and soaker tub, plus walk-in closets in all bedrooms. Natural light floods through many windows, and outdoor living is enhanced by a rear deck with beautiful views. Photos are representative.

Built in 2024



## Essential Information

MLS® #	A2252010
Price	\$724,875
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,293
Acres	0.13
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	115 Saddlebred Place
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C3E6

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Decorative
Has Basement	Yes

Basement Full, Unfinished, Walk-Out

## Exterior

Exterior Features Lighting  
Lot Description Back Yard, Backs on to Park/Green Space  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed August 27th, 2025  
Days on Market 65  
Zoning R-LD

## Listing Details

Listing Office Bode Platform Inc.

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