

# \$724,975 - 111 Saddlebred Place, Cochrane

MLS® #A2249970

**\$724,975**

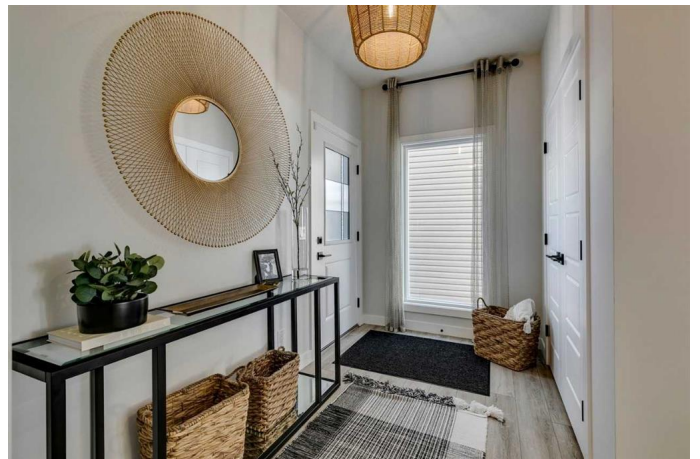
3 Bedroom, 3.00 Bathroom, 2,172 sqft

Residential on 0.11 Acres

Heartland, Cochrane, Alberta

Welcome to the Ashton – a stylish and functional home on a large pie lot, built by a trusted builder. 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, it'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 switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. The main floor features a dedicated IT room, built-in lockers in the mudroom, and a walk-through pantry that leads to an executive kitchen with built-in stainless steel appliances, gas cooktop, and a fridge with water and ice dispenser. The open-concept great room is warmed by a sleek gas fireplace and extends to a spacious rear deck—perfect for entertaining. Upstairs, enjoy a vaulted ceiling in the bonus room, a luxurious 5-piece ensuite with walk-in shower and soaker tub, and dual sinks in the main bath. Thoughtfully designed with extra windows for added natural light throughout. Photos are representative.

Built in 2024



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2249970    |
| Price          | \$724,975   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,172       |
| Acres          | 0.11        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 111 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        | Decorative, Gas                                                                                                              |
| Has Basement      | Yes                                                                                                                          |

Basement                      Full, Unfinished

**Exterior**

Exterior Features      Lighting  
Lot Description        Back Yard  
Roof                      Asphalt Shingle  
Construction          Stone, Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              August 19th, 2025  
Days on Market        23  
Zoning                    R-LD

**Listing Details**

Listing Office            Bode Platform Inc.

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