

\$699,515 - 155 Saddlebred Place, Cochrane

MLS® #A2226384

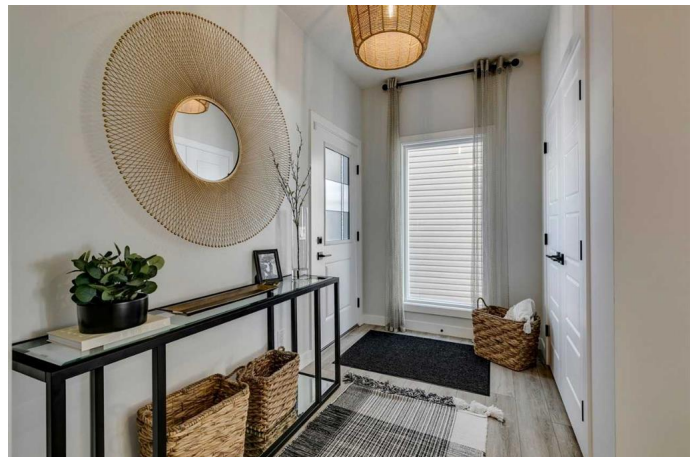
\$699,515

3 Bedroom, 3.00 Bathroom, 2,172 sqft

Residential on 0.09 Acres

Heartland, Cochrane, Alberta

Introducing the Ashton — a home that blends modern sophistication with thoughtful design. 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 can offer up to 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 suite 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 heart of this home is the executive kitchen, featuring sleek built-in stainless steel appliances, a stunning island with a waterfall edge, and a premium Silgranit sink. The main floor shines with 9' ceilings, an I.T. area, and a gas fireplace, while each bedroom offers its own walk-in closet. Unwind in the vaulted bonus room or indulge in the luxurious 5-piece ensuite with a tiled shower and soaker tub. With built in lockers in the mudroom, paint-grade railing with iron spindles, and a side entrance, this home has it all! Plus, your move will be stress-free with a concierge service provided by Sterling Homes Calgary that handles all your moving



essentialsâ€”even providing boxes! Photos are representative.

Built in 2024

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2226384 |
| Price | \$699,515 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,172 |
| Acres | 0.09 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 155 Saddlebred Place |
| Subdivision | Heartland |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C3E6 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Solar Tube(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 | None |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 3rd, 2025 |
| Days on Market | 4 |
| Zoning | TBD |
| HOA Fees | 325 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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