

\$699,400 - 134 Saddlebred Place, Cochrane

MLS® #A2263314

\$699,400

3 Bedroom, 3.00 Bathroom, 2,436 sqft

Residential on 0.10 Acres

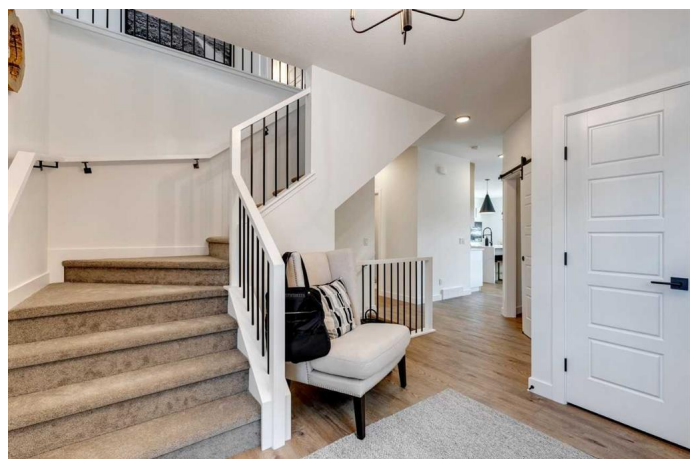
Heartland, Cochrane, Alberta

Welcome to the Beaumont " where modern design meets everyday functionality.

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. Energy efficient and smart home features, plus moving concierge services included in each home.

Enjoy an executive kitchen with built-in stainless steel appliances, gas cooktop, waterfall island, and walk-through pantry. The main floor features LVP flooring, a mudroom with walk-in closet, and a flex room with double French doors. Relax by the gas fireplace with mantle in the great room or soak in the natural light in the spacious front bonus room. Upstairs offers a luxurious 5-piece ensuite with walk-in shower, soaker tub, quartz countertops, undermount sinks, and banks of drawers in both the ensuite and main bath. 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, plus an electric car charger rough-in, it's designed for sustainable, future-forward living.

Featuring a full range 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.

Photos are representative.

Built in 2024

Essential Information

MLS® #	A2263314
Price	\$699,400
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,436
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	134 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, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Smart Home
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	October 9th, 2025
Days on Market	19
Zoning	R-LD

Listing Details

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

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.