

# \$575,000 - 123 Saddlebred Place, Cochrane

---

MLS® #A2267565

**\$575,000**

4 Bedroom, 3.00 Bathroom, 2,184 sqft

Residential on 0.10 Acres

Heartland, Cochrane, Alberta

Welcome to The Maverick II by Prominent Homes, a beautifully upgraded 4-bedroom home in the sought-after community of Heartland. With over \$20,000 in upgrades and a thoughtfully designed layout offering 2,182 sq. ft. of living space, this home combines functionality, modern style, and comfort for today's families. Step inside the open-concept main level featuring 9-ft ceilings and a chef's kitchen complete with ceiling-height cabinetry, built-in Whirlpool appliance package, quartz countertops, and an open concept living room with electric fireplace - perfect for entertaining or daily living. The spacious dining area opens through your 8' glass patio door onto an 8' x 12' wood deck and enjoy added privacy from the pathway-backing, pie-shaped lot. Upstairs, you'll find a bonus room, four well-appointed bedrooms, and a stunning 5-piece ensuite in the primary suite featuring a glass-enclosed shower and deep soaker tub. Two of the secondary bedrooms also include walk-in closets, providing ample storage. Additional features include a sunshine basement with 9-ft ceilings, a built-in mudroom bench, Whirlpool washer and dryer, and high end finishes throughout. With pathways off the south side of your home you have easy access to the new Dog Park, playground and local amenities. Heartland offers small-town charm with unbeatable access to both the Rocky Mountains and the City of Calgary. Don't miss your opportunity to own this



stunning new homeâ€”Ready for Immediate Possession!

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2267565    |
| Price          | \$575,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,184       |
| Acres          | 0.10        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                      |
|-------------|----------------------|
| Address     | 123 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 | Breakfast Bar, Built-in Features, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator                                               |
| Heating           | Forced Air, Natural Gas                                                                           |
| Cooling           | None                                                                                              |

|                 |                       |
|-----------------|-----------------------|
| Fireplace       | Yes                   |
| # of Fireplaces | 1                     |
| Fireplaces      | Electric, Family Room |
| Has Basement    | Yes                   |
| Basement        | Full                  |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | See Remarks              |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 2                  |
| Zoning         | R-LD               |

## 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.