

\$855,000 - 146 Saddlebred Place, Cochrane

MLS® #A2232917

\$855,000

4 Bedroom, 3.00 Bathroom, 2,392 sqft

Residential on 0.12 Acres

Heartland, Cochrane, Alberta

Introducing The Henko 26 by Prominent Homes â€” a beautifully designed 2,392 sq. ft. 4-bedroom, 3-bathroom home, perfectly suited for growing families seeking comfort, style, and functionality. Set in the desirable community of Heartland, this quick possession home comes with over \$35,000 in free upgrades and is available for July 2025 possession.

The main level features a gourmet kitchen with ceiling-height cabinetry, a built-in Whirlpool appliance package including a gas cooktop, wall oven, SS hood fan and a striking black Silgranite sink set into the oversized island. A spacious dining and living area opens onto an 8' x 14' wood deck and a BBQ gas line, ideal for summer entertaining.

All four bedrooms include walk-in closets, and the spa-inspired primary ensuite boasts a soaker tub and full glass shower. The upper floor also offers a large laundry room with built-in cabinetry and sink for added convenience.

Some of the key highlights that set this gorgeous home apart from the competition include a side entry for future suite potential (subject to approval and permitting by the city/municipality), double attached garage (21' x 22') plus an extended 10' x 5' workshop bay, upgraded appliances and high-end finishes throughout, bright, functional floorplan ideal for families or multi-generational living.

Located just steps from parks, pathways, and amenities in one of Cochraneâ€™s most family-oriented neighborhoods, this



exceptional home blends upscale design with everyday practicality. Heartland is a very family friendly community that is close to many amenities and a quick escape to Ghost Lake Recreation area, Canmore and the Rocky Mountains for all your outdoor adventures.

Built in 2025

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2232917 |
| Price | \$855,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,392 |
| Acres | 0.12 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 146 Saddlebred Place |
| Subdivision | Heartland |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 3E6 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|-------------|
| Interior Features | See Remarks |
|-------------------|-------------|

| | |
|-----------------|---|
| Appliances | Dishwasher, Electric Cooktop, Oven-Built-In |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Unfinished |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Other |
| Lot Description | Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 20th, 2025 |
| Days on Market | 27 |
| Zoning | TBD |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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HEARTLAND, COCHRANE

THE HENKO 26

4 Bedrooms

3 Bathroom

Gourmet Kitchen

MOVE-IN READY!

\$855,000

JULY 2025 POSSESSION

146 Saddlebred Place
2392 sq. ft.

Thoughtfully designed with a functional floorplan for growing families - The Henko 26 has over \$35k in free upgrades and is ready for a summer '25 move in!

- 8'x14' wood deck with Aluminum Railing and Gas Line for BBQ
- Gourmet kitchen with ceiling-height cabinetry, built-in Panasonic appliance package, wall oven & gas cooktop
- Black Silgranite sink located on kitchen island
- Basement side entry for future suite potential
- Walk-In Closet in every bedroom
- Spacious laundry room with Sink and Cabinetry
- Spa ensuite with Soaker Tub and full glass Shower
- 21'x22' Double Attached Garage with added 10'x5' Workshop Bay

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Showhome Address:
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