

\$793,000 - 91 Saddlebred Place, Cochrane

MLS® #A2232928

\$793,000

4 Bedroom, 3.00 Bathroom, 2,182 sqft

Residential on 0.08 Acres

Heartland, Cochrane, Alberta

Welcome to The Maverick II by Prominent Homes â€” a beautifully upgraded 4-BEDROOM WALKOUT home in the community of Heartland. Thoughtfully designed with over \$25,000 in upgrades, this 2,182 sq. ft. home offers the perfect blend of functionality, style, and comfort.

Step into the inviting open-concept main level featuring 9-ft ceilings and a stunning chefâ€™s kitchen complete with ceiling-height cabinetry, quartz countertops, and premium built-in Whirlpool appliances â€” perfect for entertaining or everyday living. The spacious dining area flows effortlessly to a massive 10â€™ x 24â€™ south-facing deck, ideal for soaking in sunny views and backyard serenity. Upstairs, you'll find a generous bonus room, FOUR well-appointed bedrooms, and a luxurious 5-piece ensuite with a glass-enclosed shower and deep soaker tub in the primary suite. Two of the secondary bedrooms also include walk-in closets for added storage and convenience.

Additional highlights include a built-in mudroom bench with coat hooks, 9-ft ceilings in the unfinished walkout basement, and direct access to nearby parks, pathways, and playgrounds â€” making this home as family-friendly as it is elegant. Heartland is a wonderful community that boasts small town charm while keeping you close to all amenities and a quick commute to the mountains or the city.

Possession available August 2025 â€”



donâ€™t miss your chance to own this
stunning move-in ready home.

Built in 2025

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2232928 |
| Price | \$793,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,182 |
| Acres | 0.08 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 91 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, Microwave, Oven-Built-In, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |

| | |
|-----------------|----------------------------|
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Full, Unfinished, Walk-Out |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Private Yard |
| 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 MAVERICK II

4 Bedrooms

3 Bathroom

Walkout Basement

MOVE-IN READY!

\$789,900

AUGUST 2025 POSSESSION

91 Saddlebred Place
2182 sq. ft.

With over \$25K in upgrades this quick possession home offers function, luxury style, and an unbeatable location near parks and pathways.

- Chefs kitchen with Built-In Appliances, ceiling height cabinetry, Quartz countertops
- 10'x24' deck with Aluminum Railing
- Built-in bench with Coat Hooks in Mudroom
- 5 Piece ensuite with glass shower & soaker tub
- 4 Bedroom + Bonus Room
- Walk in Closets in 2 of 3 upstairs bedrooms
- 9ft Ceilings on main and in Walkout Basement
- Backing onto pathway, close access to parks and playgrounds with south facing backyard

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Showhome Address:
187 Saddlebred Place