

# \$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 – 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 Cochrane'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
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Appliances	Dishwasher, Electric Cooktop, Washer/Dryer
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	14
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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