

# \$793,000 - 91 Saddlebred Place, Cochrane

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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 – 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 chef’s kitchen complete with ceiling-height cabinetry, quartz countertops, and premium built-in Whirlpool appliances – perfect for entertaining or everyday living. The spacious dining area flows effortlessly to a massive 10’ x 24’ 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 – 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 –



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 | 14              |
| 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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187 Saddlebred Place