

# \$674,840 - 155 Saddlebred Place, Cochrane

MLS® #A2226384

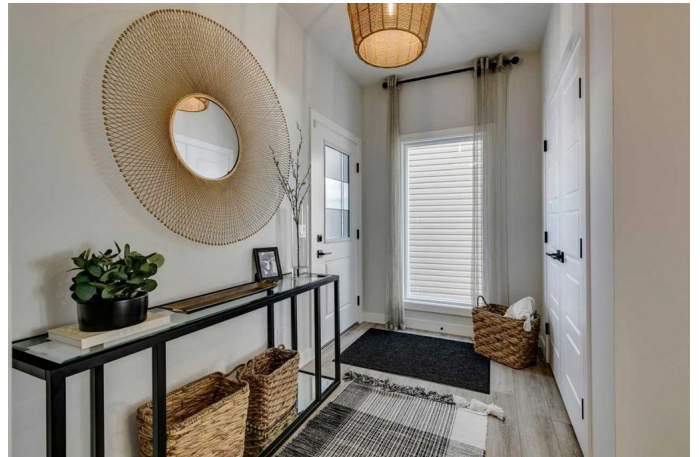
**\$674,840**

3 Bedroom, 3.00 Bathroom, 2,172 sqft

Residential on 0.09 Acres

Heartland, Cochrane, Alberta

Introducing the Ashton — a home that blends modern sophistication with thoughtful design. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that can offer up to may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's™s designed for sustainable, future-forward living. Featuring a full suite of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. The heart of this home is the executive kitchen, featuring sleek built-in stainless steel appliances, a stunning island with a waterfall edge, and a premium Silgranit sink. The main floor shines with 9' ceilings, an I.T. area, and a gas fireplace, while each bedroom offers its own walk-in closet. Unwind in the vaulted bonus room or indulge in the luxurious 5-piece ensuite with a tiled shower and soaker tub. With built in lockers in the mudroom, paint-grade railing with iron spindles, and a side entrance, this home has it all! Plus, your move will be stress-free with a concierge service provided by Sterling Homes Calgary that handles all your moving



essentialsâ€”even providing boxes! Photos are representative.

Built in 2024

Essential Information

MLS® #	A2226384
Price	\$674,840
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,172
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	155 Saddlebred Place
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C3E6

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Solar Tube(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood,

	Refrigerator, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 3rd, 2025
Days on Market	12
Zoning	TBD
HOA Fees	325
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Bode Platform Inc.
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