

# \$677,176 - 159 Saddlebred Place, Cochrane

MLS® #A2263585

**\$677,176**

3 Bedroom, 3.00 Bathroom, 2,097 sqft

Residential on 0.09 Acres

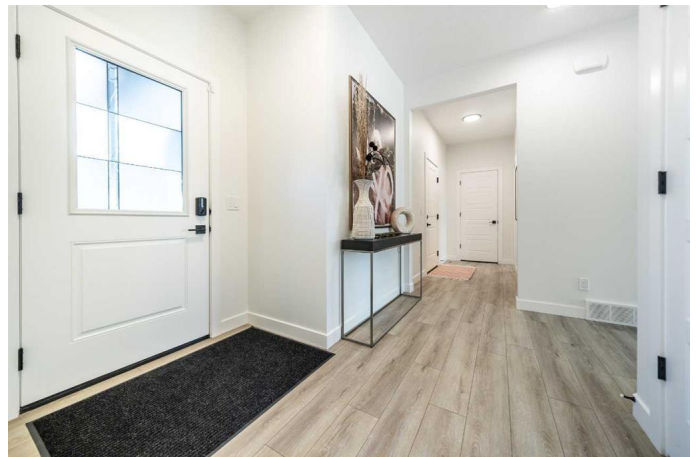
Heartland, Cochrane, Alberta

Welcome to the Birkley â€” a home designed for comfort, style, and functionality.

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. Energy efficient and smart home features, plus moving concierge services included in each home.

The executive kitchen features built-in stainless steel appliances, gas cooktop, waterfall-edge island, and a walk-through pantry. Enjoy durable LVP flooring throughout the main floor and wet areas. The great room offers a cozy electric fireplace, while the mudroom includes built-in bench and hooks for everyday ease. Natural light flows throughout the home, including the vaulted bonus room. All bedrooms feature walk-in closets, and the spa-like 5-piece ensuite includes a soaker tub, walk-in shower, quartz countertops, undermount sinks, and a bank of drawers for added storage. 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 may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, itâ€™s designed for sustainable, future-forward living.

Featuring a full range 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. Photos are representative.

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2263585    |
| Price          | \$677,176   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,097       |
| Acres          | 0.09        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                      |
|-------------|----------------------|
| Address     | 159 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, Smart Home, |
|-------------------|--------------------------------------------------------------------|

|                 |                                                                                                    |
|-----------------|----------------------------------------------------------------------------------------------------|
|                 | Soaking Tub, Tankless Hot Water, Walk-In Closet(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, Electric                                                                               |
| 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    | October 9th, 2025 |
| Days on Market | 26                |
| Zoning         | R-LD              |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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