

# \$886,000 - 130 Saddlebred Place, Cochrane

MLS® #A2232932

**\$886,000**

4 Bedroom, 4.00 Bathroom, 2,571 sqft  
Residential on 0.10 Acres

Heartland, Cochrane, Alberta

Welcome to The Bristol XL by Prominent Homes – a beautifully upgraded 2,571 sq. ft. residence offering thoughtful design, luxurious finishes, and flexible living options for the modern family. Located in the community of Heartland, this move-in ready home is scheduled for August 2025 possession and includes approximately \$40,000 in upgrades. Step inside and experience the dramatic open-to-below living room and entryway creating a grand, light-filled atmosphere. The heart of the home is a chef-inspired kitchen, complete with ceiling-height cabinetry, quartz countertops, a premium built-in Whirlpool appliance package, and a fully equipped spice kitchen – perfect for gourmet cooking and entertaining.

This home is designed for multi-generational living with a main floor bedroom option with a full bathroom – ideal for guests, aging parents, or private home office use. Upstairs, you'll find TWO PRIMARY SUITES each with their own full ensuite bathrooms, along with two additional bedrooms and a fourth full bathroom.

Enjoy the outdoors on your 10' x 24' wood deck with a built-in gas line for your BBQ, and take advantage of the separate side entrance to the full basement, offering excellent potential for a future suite or income opportunity (subject to approval and permitting by the city/municipality). This exceptional home combines luxury, practicality, and value with access to many amenities of and quick



HEARTLAND, COCHRANE



**THE BRISTOL XL**  
  
4 Bedrooms  
  
4 Bathroom  
  
Chefs Kitchen & Spice Kitchen

**MOVE-IN READY!**  
**\$886,000**  
SEPTEMBER 2025 POSSESSION



**130 Saddlebred Place**  
**2571 sq. ft.**

This stunning 4-bedroom, 4-bathroom home is a rare find in Heartland, offering high-end finishes and multi-generational living options.

- Gourmet Kitchen: Full ceiling-height cabinetry, built-in appliance package, and a **spice kitchen** for added convenience
- 10'x24' wood deck with a gas line for BBQ and entertaining
- Desirable Second Primary Bedroom: Main floor master suite with full ensuite bath – perfect for multi-generational living or guest accommodations
- Dramatic Open Spaces: Open-to-below living room & entryway, creating a grand and airy feel
- Basement side entry for future suite potential
- All Appliances Included – move-in ready convenience

 403-921-5220  
 Celeste Monk

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 prominenthomes.ca

 Showhome Address:  
187 Saddlebred Place

escape to Ghost Lake Recreation area,  
Canmore and the Rocky Mountains for all your  
outdoor adventures.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2232932    |
| Price          | \$886,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,571       |
| Acres          | 0.10        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 130 Saddlebred Place |
| Subdivision | Heartland            |
| City        | Cochrane             |
| County      | Rocky View County    |
| Province    | Alberta              |
| Postal Code | T4C 3E6              |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| 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      | Family Room, Gas                |
| Has Basement    | Yes                             |
| Basement        | Full, Unfinished, Exterior Enti |

## 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 | 62              |
| Zoning         | TBD             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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