

# \$855,000 - 146 Saddlebred Place, Cochrane

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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 â€” 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 Cochraneâ€™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 |
|-------------------|-------------|

|                 |  |
|-----------------|--|
| 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 | 7               |
| 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

403-821-5220  
Celeste Monk

c.monk@prominenthomes.ca  
prominenthomes.ca

Showhome Address:  
187 Saddlebred Place