

**135 Saddlebred Place  
Cochrane, Alberta**

**MLS # A2159019**



## \$659,900

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,860 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Interior Lot, Level, Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 135 Saddlebred Way, a stunning newly built home by Daytona Homes, renowned for their impeccable quality, attention to detail, and industry-leading customer service. Located in the vibrant community of Cochrane, this residence combines contemporary elegance with everyday comfort. As you step inside, the grand foyer immediately welcomes you with an airy ambiance, leading into an open-concept main floor that's perfect for both entertaining and family living. The gourmet kitchen is a culinary masterpiece, featuring a central island with seating, high-end cabinetry, stainless steel appliances, and elegant quartz countertops. A bright dining nook, surrounded by large windows, invites natural light, and sliding doors open to the backyard—perfect for outdoor dining and relaxation. The great room, centered around a cozy fireplace, is filled with light from expansive windows, offering a warm and inviting space for gatherings or quiet evenings. A conveniently located mudroom off the double attached garage provides ample storage and helps keep the home organized. Upstairs, the primary suite is a serene retreat, complete with a walk-in closet and a luxurious five-piece ensuite bathroom featuring dual vanities, a soaking tub, and a glass-enclosed shower. Two additional spacious bedrooms, a versatile bonus room, and a full bathroom complete the upper level, along with a conveniently placed laundry room. The unfinished basement offers endless possibilities for future development, ideal for creating a home gym, or entertainment space. Outside, the expansive backyard provides ample space for your dream outdoor oasis, whether it be a garden, play area, or cozy patio. Located in the heart of Cochrane, 135 Saddlebred Way offers suburban tranquility with urban convenience, close to parks, schools, shopping, and dining.

Don't miss the chance to own this exceptional property—schedule your private viewing today and experience the unparalleled quality and luxury that define this home.