



# 147 Saddlebred Link Cochrane Alberta

\$699,900

Open House Sunday 1-4 pm in the Afternoon. A spectacular Brand New Opportunity with Alberta Home Warranty in the community of Heartland in Cochrane, offering stunning curb appeal on a sunshine corner lot. This gorgeous estate offers a presence with an additional side entrance, covered Front Door entrance, concrete steps, a backyard patio and it is walking distance to nearby amenities. A rare opportunity to acquire one of Heartland's finest New build by DS Homes Inc. The lower level offers six large picture windows with a separate outside access that allows you to develop the lower level to your own luxurious residence! Minutes to walking paths, schools and shopping the property features a wonderful 2,000 square foot residence which has been exquisitely designed and offers a sprawling plan of living, rich floors, ten foot ceilings and plenty of natural light - all opening out to a backyard balcony, formal dining area, living room with fireplace, private den & modern wrought Iron railings, illuminated to dim lighting package, four bedrooms, one 5pc Ensuite, one 4pc main bath and a two pc powder room on the main floor. Additionally there are gorgeous tile accents through out, and best of all a state- of -the -art kitchen with sparkling white quartz counter tops, new appliances and an oversized island for entertaining. This magnificent two storey residence with an attached insulated double garage is perfect for a modern family feel in a wonderful community and a terrific place to call Home. (id:6769)

Recreational, Games room 23.17 Ft x 21.67 Ft  
Furnace 21.67 Ft x 12.42 Ft  
Kitchen 13.58 Ft x 13.25 Ft  
Dining room 13.50 Ft x 10.50 Ft  
Living room 13.83 Ft x 12.50 Ft  
Den 9.25 Ft x 8.83 Ft  
Foyer 13.17 Ft x 7.00 Ft  
2pc Bathroom 4.92 Ft x 4.92 Ft  
Other 10.00 Ft x 10.00 Ft

Other 9.33 Ft x 5.17 Ft  
Family room 14.17 Ft x 13.00 Ft  
Primary Bedroom 14.83 Ft x 12.33 Ft  
Bedroom 11.17 Ft x 9.67 Ft  
Bedroom 11.00 Ft x 10.08 Ft  
Bedroom 11.00 Ft x 10.17 Ft  
4pc Bathroom 10.17 Ft x 4.92 Ft  
5pc Bathroom 12.33 Ft x 9.58 Ft  
Laundry room 6.58 Ft x 5.42 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.maryannturrie.com/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
[arobinson@cirrealty.ca](mailto:arobinson@cirrealty.ca)