



## 170 Saddlebred Place Cochrane Alberta

\$669,400

Discover the Birkley by Sterling Homes, a thoughtfully crafted 2,024 sq. ft. home that perfectly blends style and practicality. This 3-bedroom, 2.5-bathroom beauty comes with a spacious 2-car garage and an inviting interior featuring 9' main floor ceilings. The kitchen is designed for culinary enthusiasts, complete with stainless steel appliances, extra pots/pans drawers, a chimney hood fan, water line to the fridge, and a walk-through pantry. The main living area boasts an electric fireplace, quartz countertops, and LVP flooring. The upper level offers a vaulted bonus room, walk-in closets in all bedrooms, and a luxurious 5-piece ensuite with a soaker tub, dual sinks, and a walk-in shower. The west-facing backyard and gas line for BBQs make it ideal for sunny afternoons. Smart Energy features up to 20% savings on utilities. Located in a vibrant community, this home is designed for seamless family living! \*Photos are representative (id:6769)

2pc Bathroom Measurements not available

Great room 15.00 Ft x 13.33 Ft

Dining room 9.58 Ft x 13.33 Ft

Kitchen 12.58 Ft x 14.08 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Primary Bedroom 12.42 Ft x 13.58 Ft

Bedroom 10.42 Ft x 11.08 Ft

Bedroom 12.25 Ft x 12.00 Ft

Bonus Room 16.58 Ft x 11.67 Ft

Listing Presented By:



Originally Listed by:  
Bode



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