



## 103 Saddlebred Link Cochrane Alberta

\$825,000

Welcome to this stunning FORMER SHOW HOME, 3-STOREY CORNER-LOT home in Heartland, offering exceptional style, thoughtful upgrades, and unbeatable MOUNTAIN VIEWS FROM EVERY LEVEL. Perfectly positioned backing onto GREEN SPACE, this property features a fully fenced WEST-FACING BACKYARD, complete with a spacious DECK. Step inside to a bright and airy main floor with LARGE WINDOWS, BUILT-IN SPEAKERS (requires Sonos amp to run them), and a sleek ELECTRIC FIREPLACE with a FLOATING MANTLE. The modern kitchen is designed for everyday living and entertaining, featuring stainless steel appliances including a BUILT-IN WALL OVEN and MICROWAVE, plus a fridge and dishwasher. A WALKTHROUGH PANTRY flows seamlessly into the mudroom for added convenience. Thoughtful touches throughout include BUILT-IN GATES that match the railing on all stairways—ideal for families and pets. Upstairs on the second level, you'll find a spacious BONUS ROOM, a well-appointed LAUNDRY ROOM with WIRE SHELVING, and three bedrooms. The primary bedroom impresses with a stylish FEATURE WALL, a bright WALK-IN CLOSET with a WINDOW, and a luxurious 5PC ENSUITE with a TILED SHOWER, SOAKING TUB, DUAL SINKS with QUARTZ COUNTERS, and a STANDALONE SHOWER. The two additional bedrooms each offer WALK-IN CLOSETS, BUILT-INS, and MOUNTAIN VIEWS—one with its own charming FEATURE WALL. A 4PC MAIN BATH with QUARTZ COUNTERS completes this floor. The THIRD-LEVEL LOFT is a fantastic bonus space, offering a versatile BONUS/PLAY AREA, an ADDITIONAL BEDROOM, and a 4PC BATHROOM—all enjoying ELEVATED MOUNTAIN VIEWS. The basement is finished to below and left UNFINISHED, providing great potential along with a SIDE ENTRY—perfect for future development. The insulated garage comes equipped with a bike rack, adding to the home's functionality. Additional features include AIR CONDITIONING and beautifully completed LANDSCAPING. A rare oppor...

Bonus Room 16.08 Ft x 14.00 Ft

Laundry room 8.75 Ft x 6.42 Ft

Primary Bedroom 14.50 Ft x 12.58 Ft

Bedroom 11.42 Ft x 10.00 Ft

Bedroom 14.08 Ft x 12.92 Ft

4pc Bathroom 9.42 Ft x 5.00 Ft

Kitchen 16.08 Ft x 13.00 Ft

Dining room 10.00 Ft x 10.00 Ft

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Listing Presented By:



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Bedroom	11.58 Ft x 10.67 Ft	Living room	13.92 Ft x 12.58 Ft
5pc Bathroom	11.83 Ft x 9.92 Ft	Foyer	11.83 Ft x 4.58 Ft
4pc Bathroom	10.25 Ft x 5.00 Ft	Other	8.58 Ft x 7.50 Ft
Loft	16.00 Ft x 11.33 Ft	2pc Bathroom	5.00 Ft x 4.92 Ft