

99 Saddlebred Place  
Cochrane, Alberta

MLS # A2215003



\$699,785

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Heartland              |        |                  |
| Type:     | Residential/House      |        |                  |
| Style:    | 2 Storey               |        |                  |
| Size:     | 2,220 sq.ft.           | Age:   | 2024 (1 yrs old) |
| Beds:     | 3                      | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached |        |                  |
| Lot Size: | 0.09 Acre              |        |                  |
| Lot Feat: | Back Yard              |        |                  |

|             |                                                                    |            |     |
|-------------|--------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                            | Water:     | -   |
| Floors:     | Carpet, Vinyl Plank                                                | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                    | Condo Fee: | -   |
| Basement:   | Full, Unfinished                                                   | LLD:       | -   |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                                    | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                    | Utilities: | -   |
| Features:   | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub |            |     |
| Inclusions: | N/A                                                                |            |     |

Welcome to The Bennett. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that can offer up to may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it&rsquo;s designed for sustainable, future-forward living. Featuring a full suite of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches&mdash;all seamlessly controlled via an Amazon Alexa touchscreen hub. Stainless Steel Washer and Dryer and Open Roller Blinds provided by Sterling Homes Calgary at no extra cost! \$2,500 landscaping credit is also provided by Sterling Homes Calgary. The main floor features a flex room with double French doors and an open-to-above great room with an electric fireplace and abundant windows for natural light. The executive kitchen impresses with built-in stainless steel appliances, gas cooktop, island with waterfall edge, and walk-in pantry. Step out to the rear deck with BBQ gas line rough-in&mdash;perfect for entertaining. Upstairs, all bedrooms include walk-in closets, while the luxurious 5-piece ensuite offers a soaker tub and tiled shower. A perfect blend of style, space, and functionality. Plus, your move will be stress-free with a concierge service provided by Sterling Homes Calgary that handles all your moving essentials&mdash;even providing boxes! Photos are a representative.