

**99 Saddlebred Place
Cochrane, Alberta**

MLS # A2215003



\$714,485

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’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—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—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—even providing boxes! Photos are a representative.