



GRASSROOTS
REALTY GROUP

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**217 Buckskin Way
Cochrane, Alberta**

MLS # A2247331



\$625,000

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,825 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Landscaped, Lawn		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: All tv mount arms, shelving in garage, fire pit, umbrella on deck

MULTI-TIERED DECK | FULLY FINISHED | DOUBLE GARAGE | HUGE BONUS ROOM Welcome home to 217 Buckskin Way, a house designed for family and fun. Step outside to a freshly stained, multi-tiered deck and fence, a private fire pit area, and a large yard—your perfect setting for barbecues and weekend gatherings. This 4-bedroom, 3.5-bathroom home offers just under 2,500 square feet of beautifully finished living space. The layout is perfect for a growing family, with a huge bonus room for playing or relaxing. You'll love the modern touches, like quartz counters and a cozy gas fireplace. Convenience is key with upstairs laundry, a custom shoe closet, and a fenced dog run right off the house. The finished basement is ready for your needs—whether you need two extra bedrooms or a spacious rec room for movie nights. Don't forget the double garage with custom shelving and extra storage. This fabulous home in a great community is waiting for you.