



GRASSROOTS
REALTY GROUP

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**111 Buckskin Way
Cochrane, Alberta**

MLS # A2253640



\$619,900

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,960 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity		

Inclusions: Gazebo in Backyard, Bar in Basement, Light Fixtures

Gorgeous style and modern convenience await you in this beautifully designed detached family home. Nestled in the much-sought after community of Heartland, this residence features an open concept layout, 3 spacious bedrooms, 3 bathrooms, upper floor laundry and almost 2000 sq.ft. of finished living space. With stunning natural light, neutral tones and tasteful finishes throughout - this is a place you will love coming home to! Large windows in the living room and sliding doors from the dining room provide a seamless flow between the main living areas and backyard. The living room has builtin speakers and comes with a SONOS amp to power them. The kitchen boasts custom full height kitchen cabinets which offer ample storage and the kitchen and dining room were extended to offer more space beyond the standard builder size. An L-shaped breakfast bar that offers space for the whole family as well as stainless steel appliances. There is also a powder room on this level for your convenience. Upstairs you will find a cozy and carpeted flex room - perfect for an office space, additional living room, TV or games area for kids. In the primary suite you will find a 5 piece bathroom with double sinks as well as a walk in closet. Two additional bedrooms and a 4PC bathroom offer plenty of space for family or overnight guests. The large, unfinished basement is a blank canvas for you to finish to your taste and easily add value to this already fantastic home. Stepping outside, the south-facing, fully-fenced backyard is a great place to unwind or entertain with family and friends with enough space for kids and pets to play. Enjoy relaxing on the raised deck off of the dining room. The home backs onto the Cochrane pathway system giving you easy access for evening walks and privacy with no rear neighbours. Situated just minutes to shopping, schools, parks, playgrounds & Bow

River. Only 20 minutes to Ghost Lake, an hour from Banff for weekend getaways and just 40 minutes to downtown Calgary if you need to commute to the city. An excellent home for families, young professionals, first time home buyers and executives alike. This is a home you won't want to miss! Book your showing today!