



GRASSROOTS
REALTY GROUP

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**75 Buckskin Way
Cochrane, Alberta**

MLS # A2263745



\$629,900

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,930 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: NA

Welcome to 75 Buckskin Way, a beautifully maintained 4 bedroom family home in Cochrane's sought-after community of Heartland! With over 2,000 sq. ft. of thoughtfully designed living space, this home combines comfort, function, and the kind of warmth that makes you feel at home the moment you walk in. Step inside to a welcoming and spacious living room with a cozy gas fireplace and large windows filling space with natural light. The expansive kitchen is ideal for both everyday living and entertaining, with plenty of counterspace, a gas cooktop, wall oven, built-in microwave, and a walk-in pantry to keep everything organized. From busy mornings to family dinners and weekend gatherings, this kitchen handles it all. Upstairs, you'll find a bright, spacious layout including a versatile bonus room perfect for movie nights, homework, or playtime, and three generously sized bedrooms. The primary suite is a true retreat, featuring a walk-in closet with built-ins, dual sinks, a walk-in shower, and a large soaker tub, perfect for relaxing after a busy day. The partially finished basement adds even more flexibility with a completed bedroom and bathroom, tons of storage, and future potential to finish the rec area exactly how you want it, whether that's a media room, gym, or play space. Step outside to your private south-facing backyard with no rear neighbours, perfect for relaxing or family fun. The brand-new lower deck and fire pit are ideal for summer barbecues, gatherings, or cozy evenings under the stars, while the scenic pathway behind the home provides a safe place for kids to play, ride bikes, or enjoy evening strolls. Located on Cochrane's west side, Heartland is a vibrant, family-friendly community with everything you need close by, including Rueben's Fresh Veggies, Tim Hortons, Cabeza Grande Mexican Restaurant, a gas

station, pharmacy, daycare, and more. Tree-lined streets and winding pathways connect to parks, green spaces, a future school site, and access to a walking path down to the Bow River. With so much to offer, Heartland is the perfect place to put down roots, call your favourite Realtor and book your showing today!