



GRASSROOTS
REALTY GROUP

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**169 Buckskin Way
Cochrane, Alberta**

MLS # A2269878



\$599,900

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,825 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Storage, Vinyl Windows		
Inclusions:	N/A		

This is it!! Welcome to 169 Buckskin Way in Heartland - one of Cochrane's most family friendly neighbourhoods. With over 1,800 sq. ft. of developed living space, this bright, comfortable two-storey has everything a busy family needs - a fenced, landscaped yard that backs right onto the walking path, nice big bonus room, and an open, functional layout made for everyday living. The main floor has 9-foot ceilings, wide-plank floors, and a clean, open design that keeps everyone connected. The kitchen has stone counters, soft-close cabinets, and stainless-steel appliances, all centered around a big island that's great for casual meals or morning coffee. The dining area opens to a composite deck, perfect for BBQs or watching the kids play in the yard, and the living room is full of natural light. A half bath and sizable mudroom round out this level. Upstairs, the bonus room gives you extra space to unwind, watch a movie, or set up a play area. The primary bedroom features a walk-in closet and private 4-piece ensuite, joined by two more good-sized bedrooms, a full main bath, and an upper laundry room. The basement has an upgraded large window added when the home was built, rough in for future bathroom and gives you plenty of flexibility for future development. You're close to parks, paths, and playgrounds, with easy access to Ghost Lake, Calgary, and the Rockies when you're ready to get out of town. If you're looking for a solid, well-cared-for home in a great community, 169 Buckskin Way deserves a look! Reach out to your REALTOR® to book a showing.