



**169 Buckskin Way  
Cochrane, Alberta**

**MLS # A2283965**



**\$594,900**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,825 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

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

**OPEN HOUSE: SUNDAY, FEB. 15TH, 12-2 PM** | Welcome to 169 Buckskin Way in the vibrant community of Heartland, one of Cochrane's most family-oriented neighbourhoods. With over 1,800 sq. ft. of developed living space and a fully fenced, landscaped backyard backing directly onto the walking path, this two-storey offers the space, layout, and setting that growing families appreciate. The main level features 9-foot ceilings, wide-plank flooring, and an open-concept design that feels bright and connected, with natural light filling the living room. The kitchen is thoughtfully finished with stone countertops, soft-close cabinetry, stainless steel appliances, and a central island that naturally becomes the hub for casual meals and conversation. The dining area opens onto a composite deck, ideal for summer BBQs and easy indoor-outdoor living. A convenient powder room and functional mudroom complete the main floor. Upstairs, the bonus room provides valuable additional living space for movie nights or a play area. The primary bedroom includes a walk-in closet and private 4-piece ensuite, complemented by two additional well-sized bedrooms, a full bathroom, and the convenience of upper-level laundry. The basement was built with a large upgraded window and bathroom rough-in, offering excellent potential for future development tailored to your needs. Located close to parks, pathways, and playgrounds, with quick access to Ghost Lake, Calgary, and the mountains, this is a home that balances everyday comfort with weekend adventure. A well-maintained property in a strong community, 169 Buckskin Way is ready to welcome you home.