



GRASSROOTS
REALTY GROUP

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**169 Buckskin Way
Cochrane, Alberta**

MLS # A2283965



\$594,900

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,825 sq.ft.	Age:	2019 (7 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		

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.