



**58 Buckskin Way
Cochrane, Alberta**

MLS # A2288963



\$625,000

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|------------------|----------------------------------------------------------------------------|---------------|------------------|
| Division: | Heartland | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,813 sq.ft. | Age: | 2017 (9 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot | | |

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|--------------------|----------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| Heating: | Forced Air, Humidity Control, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Composite Siding, Stone, Vinyl Siding, Wood Frame | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: All Lighting Fixtures Attached, Built-In Shelving, Curtains & Curtain Rods, Garage Door Opener, Gazebo On Back Deck, TV Wall Mount(s)

****OPEN HOUSE SUNDAY MARCH 29 FROM 1PM-3PM**** Welcome to 58 Buckskin Way, where modern comfort meets everyday living. Built in 2017, this beautifully appointed two-storey home in Cochrane's sought-after Heartland community offers warmth, functionality, and timeless style. Step inside to a thoughtfully designed main floor where comfort and style blend seamlessly. The kitchen is both elegant and practical, featuring GRANITE COUNTERTOPS, a GAS RANGE, and clean contemporary finishes. The dining area flows effortlessly into a bright and inviting living room highlighted by a striking CUSTOM BUILT-IN TV MEDIA UNIT that frames the electric fireplace and custom TV niche. Upstairs, you'll find an OVERSIZED BONUS ROOM perfect for movie nights, a play area, or a quiet retreat. The convenient UPPER-LEVEL LAUNDRY ROOM adds everyday ease. The spacious PRIMARY SUITE offers a private escape with a five-piece ensuite complete with DOUBLE VANITY and a large WALK-IN CLOSET. Two additional bedrooms and a full bathroom provide flexibility for growing families, guests, or a home office. Outside, the FULLY FENCED and beautifully LANDSCAPED BACKYARD is ready for summer evenings and weekend gatherings. The stunning TWO-TIERED DECK WITH GAZEBO creates the perfect setting for entertaining, relaxing, and enjoying Cochrane's fresh mountain air. Nestled near scenic walking paths, playgrounds, and breathtaking mountain views, this home offers the perfect balance of peaceful living and city convenience in one of Cochrane's most desirable communities.