



**217 Buckskin Way
Cochrane, Alberta**

MLS # A2290451



\$599,500

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,825 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Landscaped, Lawn		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shelves in garage, umbrella on deck		

Stunning 4 Bedroom, 3.5 Bathroom Family Home in the Heart of Heartland Welcome to this beautifully finished 4-bedroom, 3.5-bathroom home, thoughtfully designed and completed top to bottom with quality upgrades throughout. All bathrooms feature upgraded quartz countertops with sleek undermount sinks, creating a cohesive and modern feel. The spacious primary ensuite is a true retreat, offering quartz countertops, double sinks, custom storage, and a large walk-in closet with shelving, plus an additional versatile closet ideal for shoes, coats, or extra storage. A huge bonus room provides the perfect space for the entire family to relax, gather, or entertain. The kitchen is equipped with upgraded appliances and flows seamlessly into the main living area. Step outside from the main floor to an exceptional, fully landscaped backyard designed for entertaining and outdoor living. Enjoy a massive two-tier deck (approximately \$20,000), a fully fenced yard with gates on both sides for easy access, a designated fire pit area, and still plenty of green space to enjoy. The area beneath the deck offers convenient storage for bikes and lawn equipment, keeping your garage free and functional. The garage is a standout, featuring custom upper-level shelving for seasonal or infrequently used items, along with side shelving designed to maintain full parking capability. The finished basement is ideal for teenagers, college students, or guests, featuring a large bedroom, entertainment area, and a compact yet functional bathroom with a stand-up shower, toilet, sink, and additional storage. Extra storage space is also available under the stairs. Located in the vibrant and growing community of Heartland, this house is a short walk to neighbourhood amenities as well as a future school site. An exceptional family home in a welcoming neighbourhood—this is one you won't want to miss!

want to miss.