



GRASSROOTS
REALTY GROUP

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**161 Buckskin Way
Cochrane, Alberta**

MLS # A2190571



\$659,900

| | | | |
|------------------|---|---------------|------------------|
| Division: | Heartland | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,191 sq.ft. | Age: | 2019 (6 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Level, No Neighbours Behind, Rectangular Lot, Views | | |

| | | | |
|--------------------|---------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings | | |

Inclusions: N/A

***SAT OPEN HOUSE CANCELLED* THIS IS IT!!** Welcome home to your beautiful new home in the family-friendly community of Heartland! Built by Pacesetter Homes, this thoughtfully designed home has over 2,200 sq. ft. of developed living space, and boasts a south-facing, fully fenced backyard with a walking path right out your gate! Stylish and functional, the main level features wide plank flooring, a stunning white kitchen with quartz countertops, "soft close" cabinetry, stainless steel appliances, and a walk-thru pantry. The bright dining area opens onto the large covered deck through sliding glass doors, while the spacious living room is centered around a soothing gas fireplace, creating a warm and inviting atmosphere. A dedicated office space completes this level, perfect for remote work or study. Upstairs, a large central bonus room offers extra living space, along with three generously sized bedrooms, including the primary suite with a walk-in closet and a luxurious 5-piece ensuite. The 5-piece main bath includes dual sinks. The convenient upper laundry room makes everyday living a breeze. The partially finished basement features a finished fourth bedroom and a full bathroom, offering flexibility for guests, a home gym, or future development. Completing this home is an attached double garage, providing plenty of storage and parking. Located in the family-friendly community of Heartland, you'll enjoy playgrounds, parks, walking trails, and schools just steps away. Plus, you're only 15 minutes from Ghost Lake, 20 minutes from Calgary, and a quick drive to the Rocky Mountains—perfect for weekend getaways. If you're seeking a comfortable family home in an exceptional neighbourhood, look no further than 161 Buckskin Way! Contact your preferred REALTOR® today to schedule your private tour and seize this opportunity!

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