



**146 Buckskin Way  
Cochrane, Alberta**

**MLS # A2195090**



**\$699,000**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,250 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Basement Appliances - Refrigerator, Electric Range, Hood Fan, Dishwasher and Washer/Dryer.

Welcome to this stunning fully finished 5-bedroom, 3 full & 2 half-bathroom home with over 2,250 sqft of living space in the sought-after Heartland community of Cochrane. Offering modern finishes, ample space, and great functionality, this home is perfect for families. Upon entry, you are greeted by a spacious foyer leading to a versatile office space and a 2-piece bathroom. The open-concept layout seamlessly connects the modern kitchen, dining, and living areas, all bathed in natural light from large windows. The kitchen features quartz countertops, stainless steel appliances, a walk-in pantry, and a large island, making it perfect for cooking and entertaining. Upstairs, a cozy family room provides additional living space. The primary bedroom boasts a walk-in closet and a 4-piece ensuite, while two additional well-sized bedrooms, a full bathroom, and a laundry room add to the home's convenience. The fully finished basement suite (illegal) with a separate entrance offers extra living space, complete with 2 bedrooms, 1.5 bathrooms, and a spacious living area. Outside, the fully fenced backyard features a huge deck, providing the perfect space for outdoor gatherings and relaxation. Located close to parks, schools, shopping, and with easy access to Highway 1A, this home is a must-see. Book your showing today!