

# \$674,900 - 111 Buckskin Way, Cochrane

MLS® #A2233644

**\$674,900**

3 Bedroom, 3.00 Bathroom, 1,960 sqft

Residential on 0.08 Acres

Heartland, Cochrane, Alberta

Gorgeous style and modern convenience await you in this beautifully designed detached family home. Nestled in the much-sought after community of Heartland, this residence features an open concept layout, 3 spacious bedrooms, 3 bathrooms, upper floor laundry and almost 2000 sq.ft. of finished living space. With stunning natural light, neutral tones and tasteful finishes throughout - this is a place you will love coming home to! Large windows in the living room and sliding doors from the dining room provide a seamless flow between the main living areas and backyard. The living room has builtin speakers and comes with a SONOS amp to power them. The kitchen boasts custom full height kitchen cabinets which offer ample storage and the kitchen and dining room were extended to offer more space beyond the standard builder size. An L-shaped breakfast bar that offers space for the whole family as well as stainless steel appliances. There is also a powder room on this level for your convenience. Upstairs you will find a cozy and carpeted flex room - perfect for an office space, additional living room, TV or games area for kids. In the primary suite you will find a 5 piece bathroom with double sinks as well as a walk in closet. Two additional bedrooms and a 4PC bathroom offer plenty of space for family or overnight guests. The large, unfinished basement is a blank canvas for you to finish to your taste and easily add value to this already fantastic home. Stepping outside, the south-facing,



fully-fenced backyard is a great place to unwind or entertain with family and friends with enough space for kids and pets to play. Enjoy relaxing on the raised deck off of the dining room or on the patio space under the metal gazebo. The home backs onto the Cochrane pathway system giving you easy access for evening walks and privacy with no rear neighbours. Situated just minutes to shopping, schools, parks, playgrounds & Bow River. Only 20 minutes to Ghost Lake, an hour from Banff for weekend getaways and just 40 minutes to downtown Calgary if you need to commute to the city. An excellent home for families, young professionals, first time home buyers and executives alike. This is a home you won't want to miss! Book your showing today!

Built in 2017

### Essential Information

MLS® #	A2233644
Price	\$674,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,960
Acres	0.08
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	111 Buckskin Way
Subdivision	Heartland
City	Cochrane

County	Rocky View County
Province	Alberta
Postal Code	T4C 2P2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Double Vanity
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 25th, 2025
Days on Market	60
Zoning	R-LD

### Listing Details

Listing Office	Grassroots Realty Group
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