

\$614,900 - 58 Buckskin Way, Cochrane

MLS® #A2256583

\$614,900

3 Bedroom, 3.00 Bathroom, 1,829 sqft

Residential on 0.09 Acres

Heartland, Cochrane, Alberta

The landscaping? Done. The pergola? Built. The backyard? Sodded, fenced and landscaped - ready for you to enjoy. The street? Finished and welcoming with no construction dust in sight. This home is offering not only the ability of move in ready, but amazing value and equity built in.

Step inside -the kitchen is effortless and efficient with STONE COUNTERS, GAS RANGE, and sleek cabinetry that feels modern but still inviting. The nook floods natural light in from the backyard, perfectly bridging the kitchen and living room so conversations never have to stop. This small but mighty main floor is centered around a CUSTOM FEATURE WALL WITH ELECTRIC FIREPLACE AND SHELVING the living space feels both stylish and real—no awkward corners, no wasted space, just an easy, natural flow.

Upstairs, the layout solves the problem most family homes create: everyone fighting for space. The 18'™ BONUS ROOM is truly generous—room for a sectional, a TV zone, even a Lego empire on the side. The primary bedroom delivers the kind of calm you can't fake, with a FIVE PIECE ENSUITE and a WALK IN CLOSET that feels like it was made for two actual humans. A FULL LAUNDRY ROOM keeps life easy, keeping baskets and chaos off the stairs.

Out back, the FULLY FENCED YARD means kids and pets can roam freely while you actually relax. The TWO-TIERED DECK WITH PERGOLA creates built-in zones—dining



below, lounging above, or both at once”and the low-maintenance landscaping means your weekends are officially your own again. Out front, the double attached garage and wide driveway give you space for vehicles and visitors, without ever crowding the street. And then there’s Heartland itself”connected, calm, and closer than you think. Parks, pathways, and playgrounds tie everything together, while Calgary sits just 20 minutes away. But chances are, you won’t want to leave. Because the reason people move here isn’t just for square footage”it’s for breathing room. Come see what that feels like. Book your showing today.

Built in 2017

Essential Information

MLS® #	A2256583
Price	\$614,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,829
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	58 Buckskin Way
Subdivision	Heartland
City	Cochrane
County	Rocky View County

Province	Alberta
Postal Code	T4C 2P2

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front, Insulated
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s), Stone Counters
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Humidity Control, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Tile
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	60
Zoning	R-LD

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.