



DON'T GAMBLE WITH YOUR HOME.
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58 Buckskin Way
 Cochrane, Alberta

MLS # A2256583



\$624,900

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,829 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		

Inclusions: Pergola on Back Deck, Living Room TV Mount, Entry Hall Shelf w/ Hooks, Wall mount desk secondary bedroom

MORNINGS START WITH SUNLIGHT ON THE DECK—coffee in hand, the Rockies minutes away, and a backyard that doesn't ask for a single weekend of heavy lifting. The landscaping is already done, the PERGOLA already built, and the back yard is ready for both quiet chapters and lively dinners. Instead of staring at a patch of dirt, you start here—outside, in the fresh air, no reno list in sight. Step inside and the flow is calm and connected. The kitchen keeps everything at arm's reach with STONE COUNTERS, a GAS RANGE, and clean-lined cabinetry that feels modern without being cold. The dining area sits in natural light, bridging the kitchen and living room so conversations never have to pause. At the heart of it all, the living room is centered on a feature wall with an ELECTRIC FIREPLACE and shelving that doubles as storage and display. No dead corners, no wasted space—just rooms that pull you forward naturally. Upstairs, the problem so many family homes share—everyone crowding the same corner—simply disappears. The BONUS ROOM is 18'x13', big enough for a sectional, a screen, and still a Lego empire in the corner. Bedrooms tuck off to the side, including a primary with a FIVE-PIECE ENSUITE and a walk-in closet you won't need to negotiate for. Laundry lands upstairs too, so baskets stop bottlenecking the stairs. It's real life, smoothed out. Out back, the FULLY FENCED YARD gives pets and kids freedom without giving you heart palpitations. LOW-MAINTENANCE LANDSCAPING leaves weekends open, while the TWO-TIERED DECK WITH PERGOLA creates separate zones—lounging up top, dining down low, or both at once. There's still room for play, gardening, or just pulling a chair into

the sun. Out front, the FRONT ATTACHED DOUBLE GARAGE and wide driveway give you room for more than one vehicle without shuffling, allowing the street to stay neighbourly and calm. Heartland itself does the rest. Parks and playgrounds link the neighbourhood, pathways make daily walks easy, and CALGARY SITS JUST 20 MINUTES AWAY when you need it. But the truth is, most of the time you won't. Because the whole point of moving here is to TRADE TRAFFIC FOR TRAILS, noise for mountain air, and weekends for something better. 58 Buckskin Way isn't just another two-storey. It's the kind of home where your routines stop fighting you and start lifting you. Come see what that feels like. Book your showing today!