# \$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

OPEN HOUSE: SATURDAY OCTOBER 25th from 1-4PM • MORNINGS START WITH SUNLIGHT ON THE DECKâ€"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 hereâ€"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 spaceâ€"just rooms that pull you forward naturally.

Upstairs, the problem so many family homes shareâ€"everyone crowding the same cornerâ€"simply disappears. The BONUS ROOM is 18'8― × 13'5―, 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!

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, Stone Counters, Walk-In Closet(s)

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 49

Zoning R-LD

# **Listing Details**

Listing Office CIR Realty

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