

# \$632,900 - 58 Buckskin Way, Cochrane

MLS® #A2234766

**\$632,900**

3 Bedroom, 3.00 Bathroom, 1,829 sqft

Residential on 0.09 Acres

Heartland, Cochrane, Alberta

YOU DONâ€™T JUST MOVE TO HEARTLAND FOR MORE SQUARE FOOTAGE. YOU MOVE HERE BECAUSE YOU WANT YOUR WEEKENDS

BACK.â€”You want to see the sun hit the Rockies on your morning dog walk. You want to hear your kids laugh at the park while you drink your coffee, not while you white-knuckle it through city traffic. You want the kind of backyard where you can finally finish a bookâ€”or host a dinner under the pergola, surrounded by real landscaping that someone else already did for you.

Thatâ€™s what 58 Buckskin Way is. NOT JUST A HOME, BUT A LIFE YOU DONâ€™T NEED A VACATION FROM.

Built in 2017 and lovingly maintained by its original owners, this two-storey home in Cochraneâ€™s charming family orientated Heartland community has the kind of soul you donâ€™t always find in newer builds. Itâ€™s polished but not pretentious. Modern but not cold. Every space feels like it was designed for real people with real livesâ€”people who want quiet mornings, lively evenings, and the ease of knowing their home wonâ€™t need renos for years.

Inside, the layout flows naturally and comfortably. The kitchen features STONE COUNTERTOPS, a GAS RANGE, and clean, modern finishes that feel fresh without trying



too hard. The dining space opens onto a bright and inviting living room with a FEATURE WALL framing an electric fireplace and a TV niche that's both practical and striking. Whether you're showcasing your favourite books or stashing board games, this is a living room that lives up to the name.

Head upstairs and things get even better. The bonus room is enormous (no exaggeration it's 18'8" x 13'5"), and the laundry is smartly located on the upper level. The master bedroom feels like a retreat, with a five-piece ensuite featuring a double vanity, and generous walk-in closet. Two additional bedrooms and a full bath make it ideal for families, guests, or whatever the next few years have in store.

And then there's the backyard. FULLY FENCED, BEAUTIFULLY LANDSCAPED, and anchored by a stunning TWO-TIERED DECK WITH A PERGOLA, it's a space that was made for mountain air, string lights, and slow Saturdays.

All of this, just 20 MINUTES FROM CALGARY and steps from trails, playgrounds, mountain views, and some of the friendliest neighbours you'll find anywhere. Because sometimes, the best place to be isn't downtown. It's where you can see the stars. This isn't a staycation. It's the life you've been meaning to build. Come take a look. Book your showing today!

Built in 2017

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2234766  |
| Price    | \$632,900 |
| 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, Quartz 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, Unfinished                                                                                                           |

### 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    | July 24th, 2025 |
| Days on Market | 24              |
| Zoning         | R-LD            |

**Listing Details**

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

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