



THE
A-TEAM

**RE/MAX
FIRST**

161 BUCKSKIN Way, Cochrane T4C 2R7

MLS® #: **A2190571**

Area: **Heartland**

Listing Date: **01/29/25**

List Price: **\$659,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$10k, 25-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2019**

Lot Information

Lot Sz Ar: **3,605 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,191**

Low Sqft:

Ttl Sqft: **2,191**

DOM

66

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Level, No Neighbours Behind, Rectangular Lot, Views**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

Stone, Vinyl Siding, Wood Frame

Flooring:

Carpet, Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer**

Int Feat: **High Ceilings**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	10`6" x 5`11"
Den	Main	5`8" x 7`5"
Dining Room	Main	10`0" x 13`1"
5pc Ensuite bath	Upper	13`0" x 8`2"
Laundry	Upper	5`5" x 8`4"
Family Room	Upper	16`0" x 14`0"
Bedroom	Upper	11`5" x 9`3"

Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 4`11"
Kitchen	Main	18`9" x 13`11"
Living Room	Main	12`11" x 14`0"
Bedroom - Primary	Upper	13`0" x 16`4"
Walk-In Closet	Upper	5`10" x 8`7"
5pc Bathroom	Upper	7`10" x 8`6"
Bedroom	Upper	12`8" x 9`4"

**Game Room
Bedroom**

**Lower
Lower**

**26`10" x 21`9"
9`11" x 9`11"**

**4pc Bathroom
Furnace/Utility Room**
Legal/Tax/Financial

**Lower
Lower**

**4`11" x 9`11"
11`5" x 8`1"**

Title:
Fee Simple
Legal Desc:

1712311

Zoning:
R-LD

Remarks

Pub Rmks:

THIS IS IT!! Welcome home to your beautiful new home in the family-friendly community of Heartland! Built by Pacesetter Homes, this thoughtfully designed home has over 2,200 sq. ft. of developed living space, and boasts a south-facing, fully fenced backyard with a walking path right out your gate! Stylish and functional, the main level features wide plank flooring, a stunning white kitchen with quartz countertops, "soft close" cabinetry, stainless steel appliances, and a walk-thru pantry. The bright dining area opens onto the large covered deck through sliding glass doors, while the spacious living room is centered around a soothing gas fireplace, creating a warm and inviting atmosphere. A dedicated office space completes this level, perfect for remote work or study. Upstairs, a large central bonus room offers extra living space, along with three generously sized bedrooms, including the primary suite with a walk-in closet and a luxurious 5-piece ensuite. The 5-piece main bath includes dual sinks. The convenient upper laundry room makes everyday living a breeze. The partially finished basement features a finished fourth bedroom and a full bathroom, offering flexibility for guests, a home gym, or future development. Completing this home is an attached double garage, providing plenty of storage and parking. Located in the family-friendly community of Heartland, you'll enjoy playgrounds, parks, walking trails, and schools just steps away. Plus, you're only 15 minutes from Ghost Lake, 20 minutes from Calgary, and a quick drive to the Rocky Mountains—perfect for weekend getaways. If you're seeking a comfortable family home in an exceptional neighbourhood, look no further than 161 Buckskin Way! Contact your preferred REALTOR® today to schedule your private tour and seize this opportunity!

Inclusions:
Property Listed By:

**N/A
MaxWell Capital Realty**

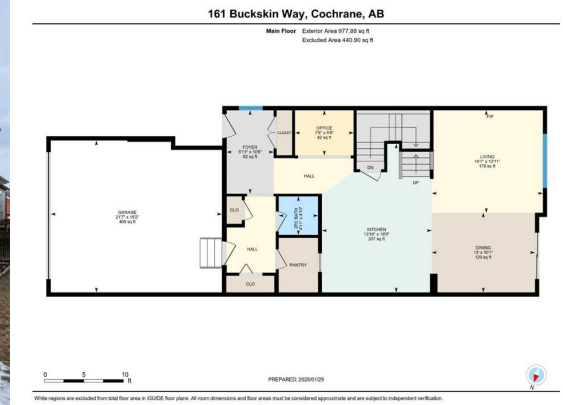
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











161 Buckskin Way, Cochrane, AB

2nd Floor Exterior Area 1213.77 sq ft
Excluded Area 4.37 sq ft



161 Buckskin Way, Cochrane, AB

Basement (Below Grade) Exterior Area 559.35 sq ft

