



THE
A-TEAM

**RE/MAX
FIRST**

83 BUCKSKIN Way, Cochrane T4C 2P2

MLS®#: **A2191094** Area: **Heartland** Listing Date: **02/11/25** List Price: **\$645,750**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **3,672 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Lawn,Level,No Neighbours Behind,Street Lighting**
 Park Feat: **Double Garage Attached,Front Drive,See Remarks**

Finished Floor Area

Abv Sqft: **1,837**
 Low Sqft:
 Ttl Sqft: **1,837**

DOM

11
Layout
 Beds: **3 (3)**
 Baths: **3.0 (2 2)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**
 Construction: **See Remarks**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,Open Floorplan,Pantry,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`0" x 12`6"	Dining Room	Main	10`1" x 9`8"
Bedroom - Primary	Second	17`9" x 15`2"	4pc Ensuite bath	Second	
Bedroom	Second	10`2" x 11`0"	4pc Bathroom	Second	
Bedroom	Second	12`7" x 12`6"	Bonus Room	Second	23`0" x 14`6"
2pc Bathroom	Main		Kitchen	Main	13`1" x 8`9"
2pc Bathroom	Lower		Family Room	Lower	21`5" x 18`5"
Laundry	Second				

Title:
Fee Simple
Legal Desc:

Zoning:
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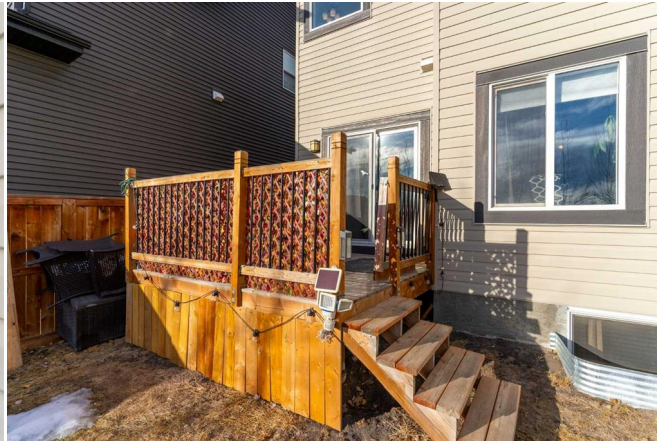
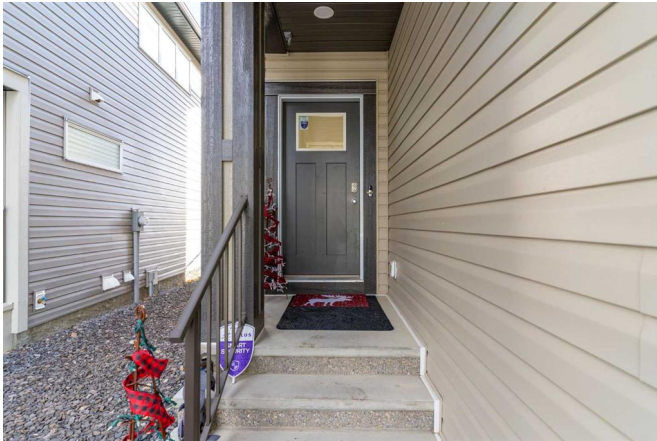
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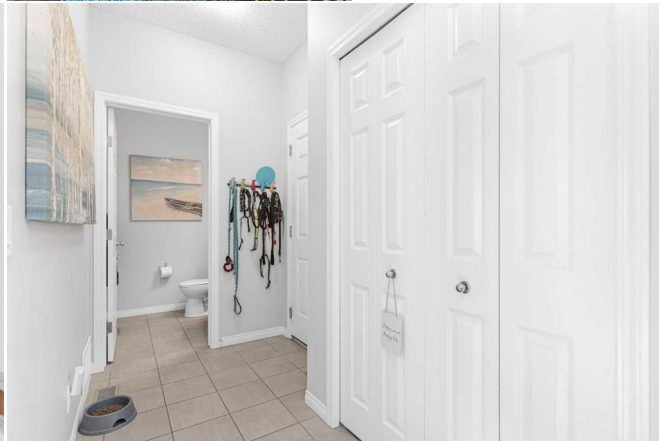
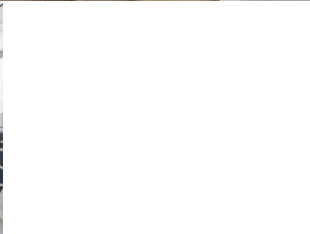
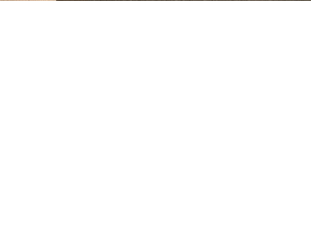
Remarks

Pub Rmks: **OPEN HOUSE SATURDAY FEBRUARY 22, 1-3PM This 1800+ sq ft fully developed family home in Heartland is perfect for family living in the picturesque town of Cochrane. With quick access to the mountains or Calgary. Enter into your wide open front entry with easy maintenance ceramic tile, large closet and room to remove your coats and boots. Open concept south facing main floor for sun drenched living. Featuring open concept kitchen with breakfast island, quartz counters and laminate floors throughout. Smart thermostat and 3 smart light switches for easy automation. Head upstairs to an extra large bonus room as convenient upper level laundry. Bright primary bedroom with room for king sized bed, plus furnishings has large walk in and second closet, 2 triple paned windows plus 4pce ensuite with plenty of counter space. 2 more good size bedrooms with extra large windows with mountain views on a clear day to the left round out the upper level. Finished lower level works great for TV room and open area, great for games area also has 2 pce bathroom with versatile stainless steel laundry sink. Still with two areas for storage. Large fenced south facing yard backs onto a pathway for morning or evening walks. Double driveway has no sidewalk to shovel and gives you room for larger vehicles or trailers. Washer 2024, lower level carpet 2023. Convenient neighborhood amenities include parks, pathways, Pharmacy, Daycare, Dentist, Gas station, Tim Hortons and Restaurants.**

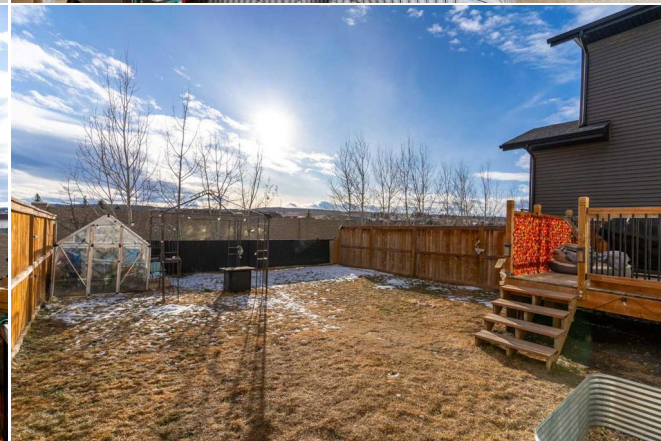
Inclusions:
Property Listed By: **TV Mounts,
Royal LePage Benchmark**

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











83 Buckskin Way, Cochrane, AB

Main Building, Total Exterior Area Above Grade 1837.64 sq ft



Main Floor
Exterior Area 1312.12 sq ft

Upper Floor
Exterior Area 1180.32 sq ft

Basement (Below Grade)
Exterior Area 345.20 sq ft



PREPARED: 2024/05/09

Water regions are excluded from total floor areas in CGUBC floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

