



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**95 BUCKSKIN Way, Cochrane t4c2p2**

MLS®#: **A2194275**

Area: **Heartland**

Listing Date: **02/13/25**

List Price: **\$699,900**

Status: **Pending**

County: **Rocky View County**

Change: **-\$20k, 15-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Cochrane**  
Year Built: **2017**

Lot Information

Lot Sz Ar: **3,669 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space**  
Park Feat: **Double Garage Attached**

DOM

**9**

Layout

Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
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: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>19`1" x 12`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`11" x 13`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`3" x 13`1"</b>	<b>2pc Bathroom</b>	<b>Main</b>	
<b>Living Room</b>	<b>Lower</b>	<b>12`9" x 12`9"</b>	<b>Kitchen</b>	<b>Lower</b>	<b>9`4" x 11`9"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>8`9" x 12`8"</b>	<b>3pc Bathroom</b>	<b>Lower</b>	
<b>Storage</b>	<b>Lower</b>	<b>12`9" x 8`4"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`7" x 13`3"</b>

**Bonus Room**  
**Bedroom**  
**4pc Bathroom**

**Upper**  
**Upper**  
**Second**

**16`5" x 12`10"**  
**14`4" x 9`8"**

**Bedroom**  
**Laundry**  
**5pc Ensuite bath**

**Upper**  
**Upper**  
**Second**

**11`9" x 9`3"**  
**7`3" x 6`3"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1612787**

Zoning:  
**R-LD**

Remarks

Pub Rmks:

**Live up - rent down! Fantastic home featuring finished basement with legal suite/separate entrance, backing onto walking path, over 2600 sq ft of developed living space, 4 bed / 3.5 bath + Bonus with great layout, sunny south facing backyard & so much more! Step inside to your expansive open floor plan on the main floor that connects the kitchen, dining and living seamlessly. The kitchen features: coffee bar, White cabinets, quartz counters, large island with eating Bar, SS appliances (including a hood fan, double door fridge), Pantry space, tons of cabinet space, tile-to-ceiling (hood fan), & more! Dining has a feature wall that further enhances to feel that creates a striking look as you enter the room. Lastly, the living space is a comfortable space that also features a built in feature. With large windows across the back side of the home, you get tons of sunny south facing sunlight coming in all-day-long. Main floor is complete with half bath, storage space. Upper level has a large bonus room, and 3 additional good size bedrooms with the primary having a walk in closet, and full ensuite. Additional full bath for the two other bedrooms. There is one of the two laundry rooms in the upper level. Basement features separate entrance, to a fully private 1 bedroom legal suite! With living room, full bath with tiled shower & storage w/ laundry room. Basement Kitchen has white cabinets, hood fan, stove, dishwasher, and fridge. Backyard is a great area to hang out with large deck, space for the kids, and backing onto a walking path making it a private oasis for your enjoyment. This original owner home is located in established Heartland with parks nearby, amenities and more. With so much to offer this makes a great place to call home. Book your viewing today before it's gone. Click on link to view 3D walk through.**

Inclusions:  
Property Listed By:

**bar fridge,fridge, stove washer & dryer in suite, shed**  
**RE/MAX Real Estate (Mountain View)**

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







