



THE
A-TEAM

**RE/MAX
FIRST**

146 BUCKSKIN Way, Cochrane T4C 2R7

MLS® #: **A2195090**

Area: **Heartland**

Listing Date: **02/17/25**

List Price: **\$699,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2018**
Lot Information
Lot Sz Ar: **3,962 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,250**
Low Sqft:
Ttl Sqft: **2,250**

DOM

57
Layout
Beds: **5 (3 2)**
Baths: **4.0 (3 2)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

Back Yard

Double Garage Attached, Driveway, Front Drive

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground, Private Yard**

Construction: **Concrete, Stone, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5'0" x 4'11"
Foyer	Main	10'7" x 9'1"
Living Room	Main	11'1" x 8'9"
4pc Bathroom	Upper	9'9" x 6'0"
Bedroom	Upper	12'5" x 9'11"
Bonus Room	Upper	19'3" x 18'8"
Bedroom - Primary	Upper	16'0" x 15'0"

Room	Level	Dimensions
Dining Room	Main	14'0" x 13'1"
Kitchen	Main	13'2" x 11'1"
Office	Main	9'9" x 9'9"
4pc Ensuite bath	Upper	12'1" x 10'10"
Bedroom	Upper	12'4" x 11'0"
Laundry	Upper	7'10" x 5'8"
Walk-In Closet	Upper	9'9" x 8'0"

2pc Bathroom
Bedroom
Kitchen
Furnace/Utility Room

Basement
Basement
Basement
Basement

3`1" x 6`6"
12`3" x 9`9"
10`6" x 9`0"
10`2" x 3`7"

3pc Bathroom
Bedroom
Living Room

Basement
Basement
Basement

8`7" x 5`1"
13`5" x 8`2"
16`3" x 13`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-LD

1712311

Remarks

Pub Rmks: **Welcome to this stunning fully finished 5-bedroom, 3 full & 2 half-bathroom home with over 2,250 sqft of living space in the sought-after Heartland community of Cochrane. Offering modern finishes, ample space, and great functionality, this home is perfect for families. Upon entry, you are greeted by a spacious foyer leading to a versatile office space and a 2-piece bathroom. The open-concept layout seamlessly connects the modern kitchen, dining, and living areas, all bathed in natural light from large windows. The kitchen features quartz countertops, stainless steel appliances, a walk-in pantry, and a large island, making it perfect for cooking and entertaining. Upstairs, a cozy family room provides additional living space. The primary bedroom boasts a walk-in closet and a 4-piece ensuite, while two additional well-sized bedrooms, a full bathroom, and a laundry room add to the home's convenience. The fully finished basement suite (illegal)with a separate entrance offers extra living space , complete with 2 bedrooms, 1.5 bathrooms, and a spacious living area. Outside, the fully fenced backyard features a huge deck, providing the perfect space for outdoor gatherings and relaxation. Located close to parks, schools, shopping, and with easy access to Highway 1A, this home is a must-see. Book your showing today!**

Inclusions: **Basement Appliances - Refrigerator, Electric Range, Hood Fan, Dishwasher and Washer/Dryer.**

Property Listed By: **RE/MAX House of Real Estate**

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









