



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**99 Buckskin Way
Cochrane, Alberta**

MLS # A2312754



\$578,000

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,841 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Pantry		

Inclusions: none

OPEN HOUSE Saturday June 27th 12pm to 2pm Welcome to this beautifully maintained home in the sought-after community of Heartland in Cochrane! Built in 2017, this spacious 3-bedroom, 2.5-bathroom home offers modern finishes, functional living space, and an ideal family-friendly layout. The main floor features stunning hardwood flooring, granite countertops, a large kitchen island, and an open-concept design perfect for entertaining and everyday living. Upstairs you'll find your perfect laundry room with tons of space, a spacious bonus room, perfect for a family room, office, or kids' play space, along with three generously sized bedrooms including a bright and inviting primary retreat. The unfinished basement comes with a bathroom rough-in, offering endless potential for future development tailored to your needs. Step outside to enjoy the freshly stained deck, ideal for summer BBQs and relaxing evenings. Completing the home is a double attached garage and a fantastic location close to schools, playgrounds, pathways, and all the amenities Heartland has to offer. This is the perfect opportunity to own a modern family home in one of Cochrane's most desirable communities!