



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**51 Buckskin Way  
Cochrane, Alberta**

**MLS # A2321076**



**\$614,900**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,939 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Views!!! Views!! Views! \*\*\*Amazing views of trees, open spaces and distant rolling countryside. Move in ready 4 bedroom and 3-1/2 bath, certified green built home with fully developed basement. Large south facing private backyard with well-built 11 ft x 14 ft deck backing onto walking and biking pathways; perfect for kids to play!!! Open concept main floor with 9 ft ceilings, maple hardwood floors and a spacious kitchen open to the dining room and living room with charming gas fireplace. The kitchen features plenty of cabinets with pot drawers, quartz counters, stainless appliances, large island with breakfast bar and corner pantry. The upper level has a functional layout featuring a large bonus room with vaulted ceilings -- note, the bonus room is currently setup as a workshop but could easily be converted back to a standard bonus room (see before picture of bonus room in photos). The upper level also includes a convenient laundry room, large primary bedroom with walk-in closet and showcases a private 5-piece ensuite including dual sinks, deep soaker tub and separate shower. The 2 sizeable kid's bedrooms have the coolest decor, which shows the love for this home! Fully developed basement with 4th bedroom, full bathroom, storage room and rec room. Both yards have manicured lawns, and the backyard is fully fenced and landscaped with raised garden beds! Excellent location on a quiet street in the heart of Heartland!! Super clean home and shows 10/10!!!