

# \$632,900 - 58 Buckskin Way, Cochrane

MLS® #A2234766

**\$632,900**

3 Bedroom, 3.00 Bathroom, 1,829 sqft

Residential on 0.09 Acres

Heartland, Cochrane, Alberta

YOU DONâ€™T JUST MOVE TO HEARTLAND FOR MORE SQUARE FOOTAGE. YOU MOVE HERE BECAUSE YOU WANT YOUR WEEKENDS BACK.â€”You want to see the sun hit the Rockies on your morning dog walk. You want to hear your kids laugh at the park while you drink your coffee, not while you white-knuckle it through city traffic. You want the kind of backyard where you can finally finish a bookâ€”or host a dinner under the pergola, surrounded by real landscaping that someone else already did for you.

Thatâ€™s what 58 Buckskin Way is. NOT JUST A HOME, BUT A LIFE YOU DONâ€™T NEED A VACATION FROM.

Built in 2017 and lovingly maintained by its original owners, this two-storey home in Cochraneâ€™s charming family orientated Heartland community has the kind of soul you donâ€™t always find in newer builds. Itâ€™s polished but not pretentious. Modern but not cold. Every space feels like it was designed for real people with real livesâ€”people who want quiet mornings, lively evenings, and the ease of knowing their home wonâ€™t need renos for years.

Inside, the layout flows naturally and comfortably. The kitchen features STONE COUNTERTOPS, a GAS RANGE, and clean, modern finishes that feel fresh without trying



too hard. The dining space opens onto a bright and inviting living room with a FEATURE WALL framing an electric fireplace and a TV niche that's both practical and striking. Whether you're showcasing your favourite books or stashing board games, this is a living room that lives up to the name.

Head upstairs and things get even better. The bonus room is enormous (no exaggeration! it's 18'8" x 13'5"), and the laundry is smartly located on the upper level. The master bedroom feels like a retreat, with a five-piece ensuite featuring a double vanity, and generous walk-in closet. Two additional bedrooms and a full bath make it ideal for families, guests, or whatever the next few years have in store.

And then there's the backyard. FULLY FENCED, BEAUTIFULLY LANDSCAPED, and anchored by a stunning TWO-TIERED DECK WITH A PERGOLA, it's a space that was made for mountain air, string lights, and slow Saturdays.

All of this, just 20 MINUTES FROM CALGARY and steps from trails, playgrounds, mountain views, and some of the friendliest neighbours you'll find anywhere. Because sometimes, the best place to be isn't downtown. It's where you can see the stars. This isn't a staycation. It's the life you've been meaning to build. Come take a look. Book your showing today!

Built in 2017

## Essential Information

MLS® #	A2234766
Price	\$632,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,829
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	58 Buckskin Way
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2P2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Concrete Driveway, Front Drive, Garage Faces Front, Insulated
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas, Humidity Control
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Tile
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line, Private Yard, Private Entrance
Lot Description	Back Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Composite Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 24th, 2025
Days on Market	2
Zoning	R-LD

**Listing Details**

Listing Office	CIR Realty
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