

# \$624,900 - 58 Buckskin Way, Cochrane

MLS® #A2256583

**\$624,900**

3 Bedroom, 3.00 Bathroom, 1,829 sqft

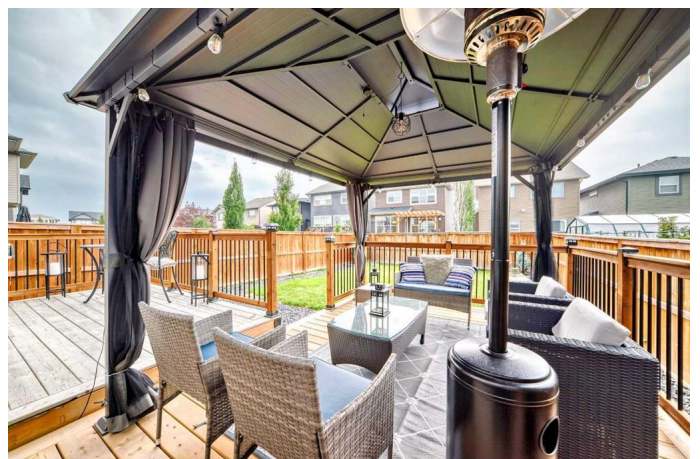
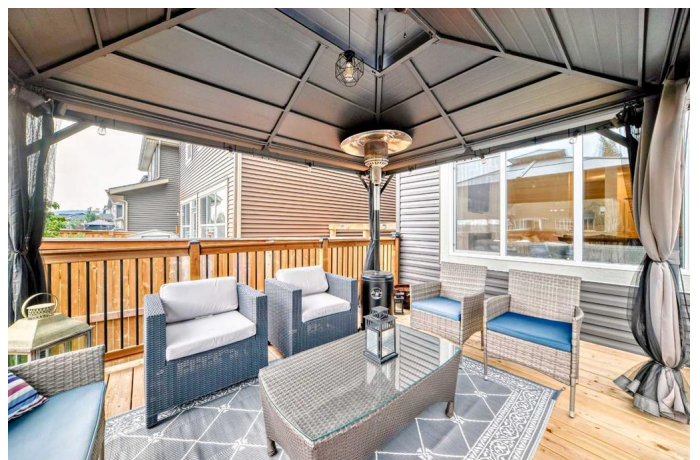
Residential on 0.09 Acres

Heartland, Cochrane, Alberta

MORNINGS START WITH SUNLIGHT ON THE DECK—coffee in hand, the Rockies minutes away, and a backyard that doesn't ask for a single weekend of heavy lifting. The landscaping is already done, the PERGOLA already built, and the back yard is ready for both quiet chapters and lively dinners. Instead of staring at a patch of dirt, you start here—outside, in the fresh air, no reno list in sight.

Step inside and the flow is calm and connected. The kitchen keeps everything at arm's reach with STONE COUNTERS, a GAS RANGE, and clean-lined cabinetry that feels modern without being cold. The dining area sits in natural light, bridging the kitchen and living room so conversations never have to pause. At the heart of it all, the living room is centered on a feature wall with an ELECTRIC FIREPLACE and shelving that doubles as storage and display. No dead corners, no wasted space—just rooms that pull you forward naturally.

Upstairs, the problem so many family homes share—everyone crowding the same corner—simply disappears. The BONUS ROOM is 18'x13', big enough for a sectional, a screen, and still a Lego empire in the corner. Bedrooms tuck off to the side, including a primary with a FIVE-PIECE ENSUITE and a walk-in closet you won't need to negotiate for. Laundry



lands upstairs too, so baskets stop  
bottlenecking the stairs. It's real life,  
smoothed out.

Out back, the FULLY FENCED YARD gives  
pets and kids freedom without giving you heart  
palpitations. LOW-MAINTENANCE  
LANDSCAPING leaves weekends open, while  
the TWO-TIERED DECK WITH PERGOLA  
creates separate zones"lounging up top,  
dining down low, or both at once. There's  
still room for play, gardening, or just pulling a  
chair into the sun. Out front, the FRONT  
ATTACHED DOUBLE GARAGE and wide  
driveway give you room for more than one  
vehicle without shuffling, allowing the street to  
stay neighbourly and calm.

Heartland itself does the rest. Parks and  
playgrounds link the neighbourhood, pathways  
make daily walks easy, and CALGARY SITS  
JUST 20 MINUTES AWAY when you need it.  
But the truth is, most of the time you  
won't. Because the whole point of moving  
here is to TRADE TRAFFIC FOR TRAILS,  
noise for mountain air, and weekends for  
something better.

58 Buckskin Way isn't just another  
two-storey. It's the kind of home where  
your routines stop fighting you and start lifting  
you. Come see what that feels like. Book your  
showing today!

Built in 2017

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2256583  |
| Price      | \$624,900 |
| 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        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front, Insulated |
| # of Garages   | 2                                                                                     |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer                                                    |
| Heating           | Forced Air, Humidity Control, Natural Gas                                                                                 |
| 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 Entrance, Private Yard               |
| Lot Description   | Back Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot |

|              |                                                   |
|--------------|---------------------------------------------------|
| Roof         | Asphalt Shingle                                   |
| Construction | Composite Siding, Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                                   |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 9                    |
| Zoning         | R-LD                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.