

**217 Buckskin Way**  
**Cochrane, Alberta**

**MLS # A2227295**



**\$650,000**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,825 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Dog Run Fenced In, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** All tv mount arms, shelving in garage, fire pit, umbrella on deck

**MULTI-TIERED DECK | FULLY FINISHED | DOUBLE GARAGE | HUGE BONUS ROOM** Welcome home to 217 Buckskin Way. This fully finished two storey home has plenty of room for a growing family and is perfect for someone looking for fantastic, outdoor living space. The freshly stained, multi-tiered deck, separate fire pit area, and plenty of grass are ideal for hosting backyard gatherings with family and friends. This completed four bedroom, 3.5 bathroom house utilizes the living space while offering just under 2500 square feet in total. Quartz throughout, a gas fireplace, upper floor laundry with storage, and a huge bonus room are all wonderful features awaiting new owners. The basement is currently set up as having two separate bedrooms, but can be used as extra rec space. Custom shelving and extra storage in the garage is also an added bonus. Don't miss out on this fabulous home in a great community!