

\$639,900 - 75 Buckskin Way, Cochrane

MLS® #A2263745

\$639,900

4 Bedroom, 4.00 Bathroom, 1,930 sqft

Residential on 0.08 Acres

Heartland, Cochrane, Alberta

Welcome to 75 Buckskin Way, a beautifully maintained 4 bedroom family home in Cochrane's sought-after community of Heartland! With over 2,000 sq. ft. of thoughtfully designed living space, this home combines comfort, function, and the kind of warmth that makes you feel at home the moment you walk in.

Step inside to a welcoming and spacious living room with a cozy gas fireplace and large windows filling space with natural light. The expansive kitchen is ideal for both everyday living and entertaining, with plenty of counterspace, a gas cooktop, wall oven, built-in microwave, and a walk-in pantry to keep everything organized. From busy mornings to family dinners and weekend gatherings, this kitchen handles it all.

Upstairs, you'll find a bright, spacious layout including a versatile bonus room perfect for movie nights, homework, or playtime, and three generously sized bedrooms. The primary suite is a true retreat, featuring a walk-in closet with built-ins, dual sinks, a walk-in shower, and a large soaker tub, perfect for relaxing after a busy day.

The partially finished basement adds even more flexibility with a completed bedroom and bathroom, tons of storage, and future potential to finish the rec area exactly how you want it, whether that's a media room, gym, or play space.

Step outside to your private south-facing backyard with no rear neighbours, perfect for



relaxing or family fun. The brand-new lower deck and fire pit are ideal for summer barbecues, gatherings, or cozy evenings under the stars, while the scenic pathway behind the home provides a safe place for kids to play, ride bikes, or enjoy evening strolls. Located on Cochrane’s west side, Heartland is a vibrant, family-friendly community with everything you need close by, including Rueben’s Fresh Veggies, Tim Hortons, Cabeza Grande Mexican Restaurant, a gas station, pharmacy, daycare, and more. Tree-lined streets and winding pathways connect to parks, green spaces, a future school site, and access to a walking path down to the Bow River. With so much to offer, Heartland is the perfect place to put down roots, call your favourite Realtor and book your showing today!

Built in 2017

Essential Information

MLS® #	A2263745
Price	\$639,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,930
Acres	0.08
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	75 Buckskin Way
Subdivision	Heartland

City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2P2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2025
Days on Market	6
Zoning	R-LD

Listing Details

Listing Office	Real Broker
----------------	-------------

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.