

# \$469,000 - 61 Andalusian Road, Cochrane

MLS® #A2240420

**\$469,000**

3 Bedroom, 3.00 Bathroom, 1,521 sqft  
Residential on 0.04 Acres

Heartland, Cochrane, Alberta

**\*\*\$10K off list price - special promo price \*\***

Open House at Greystone showhome - 498

River Ave, Cochrane - November 1st

1:30-4pm, November 2nd 1:30-4pm,

November 3rd 3-6pm and November 4th

3-6pm **\*\* Welcome home to the Talo by Rohit**

Homesâ€”an intelligently designed 1,506 sq ft

side-by-side duplex located in a thoughtfully

planned community. This well-appointed home

offers a spacious and functional layout, ideal

for families, first-time buyers, or anyone

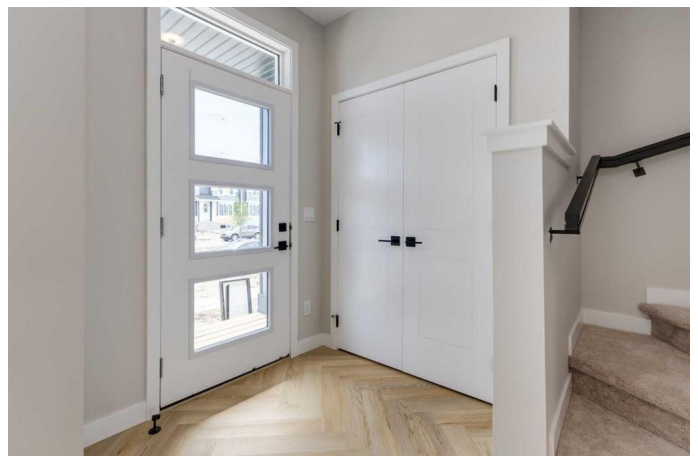
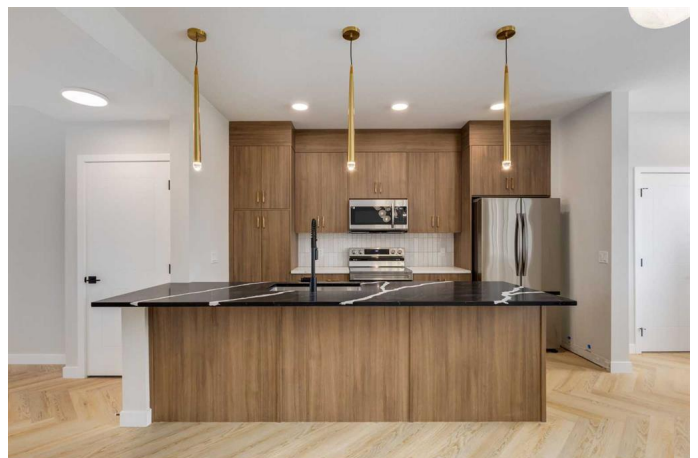
looking for modern comfort and style.

The main floor features a large kitchen with a central island that comfortably seats four, perfect for casual dining or entertaining. A rear entry with built-in coat hooks and a bench adds practical everyday convenience.

Upstairs, the layout is thoughtfully arranged for privacy, with the primary suite on one side and two secondary bedrooms on the other, separated by a central flex room and a convenient laundry area. Whether used as a home office, playroom, or reading nook, the flex space adds versatility to your lifestyle.

Additional highlights include a separate side entrance, unfinished basement, and front and back landscaping included. A rear parking pad provides dedicated off-street parking.

Please note: Photos are representative and interior finishes/colours may vary.



Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2240420               |
| Price          | \$469,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,521                  |
| Acres          | 0.04                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 61 Andalusian Road |
| Subdivision | Heartland          |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C3L8             |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer, Oven                           |
| Heating           | Forced Air                                                                                           |
| Cooling           | None                                                                                                 |
| Has Basement      | Yes                                                                                                  |

Basement                      Full

**Exterior**

Exterior Features      Other  
Lot Description        Back Lane, Back Yard  
Roof                      Asphalt  
Construction          Stucco, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              July 16th, 2025  
Days on Market        109  
Zoning                    TBC

**Listing Details**

Listing Office            eXp Realty

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