

\$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 - 15
Belgian Court, Cochrane - October 24th
3-5pm, October 25th 1-4pm, October 26th
1-4pm and October 28th 3-6pm ** Welcome
home to the Talo by Rohit Homes™ 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 100
Zoning TBC

Listing Details

Listing Office eXp 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.