# \$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 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.

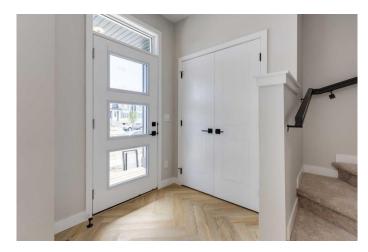
Upstairs, the layout is thoughtfully arranged for privacy, with the primary suite on one side and two secondary bedrooms on the other, separated by a central flex room and a convenient laundry area. Whether used as a home office, playroom, or reading nook, the flex space adds versatility to your lifestyle.

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 100 Zoning TBC

# **Listing Details**

Listing Office eXp Realty

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