

# \$569,900 - 17 Andalusian Road, Cochrane

MLS® #A2258787

**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,864 sqft  
Residential on 0.08 Acres

Heartland, Cochrane, Alberta

Welcome to Heartland in Cochrane – where luxury living meets small-town charm. Set against the backdrop of breathtaking mountain views, Heartland is one of Cochrane’s most sought-after communities, with its tree-lined streets, family-friendly parks, scenic pathways, and thoughtfully designed natural amenities.

Crafted by Akash Homes, the Bedford offers an exceptional blend of elegance, comfort, and functionality. Step inside and be greeted by soaring 9’ ceilings on the main floor, rich laminate flooring, and gleaming quartz countertops that set the tone for refined living. The gourmet kitchen is a showpiece with expansive cabinetry, soft-close doors and drawers, an oversized island, and a convenient walk-through pantry – perfect for both entertaining and everyday life.

The open-concept living area is anchored by a striking electric fireplace, framed by large windows that flood the space with natural light and showcase the surrounding views.

Upstairs, unwind in the expansive bonus room, or retreat to your private sanctuary in the primary suite, featuring a spa-inspired ensuite and a walk-in closet designed to impress. Two additional bedrooms complete the upper level, providing space and flexibility for family or guests.

In Heartland, you’re not just buying a



homeâ€™youâ€™re investing in a lifestyle defined by beauty, convenience, and community. **\*\*PLEASE NOTE\*\*** PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES\*\*\*

Built in 2025

### Essential Information

MLS® #	A2258787
Price	\$569,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,864
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	17 Andalusian Road
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3B7

### Amenities

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

### Interior

Interior Features	Kitchen Island, Pantry, Quartz Counters, See Remarks, Separate Entrance
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, See Remarks
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 20th, 2025
Days on Market	37
Zoning	R-G

### **Listing Details**

Listing Office	Century 21 All Stars Realty Ltd.
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