\$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.

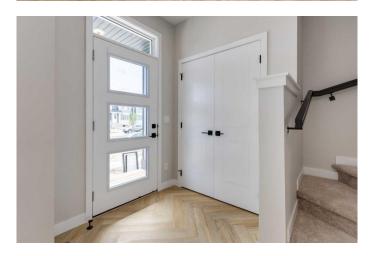
Upstairs, the layout is thoughtfully arranged for privacy, with the primary suite on one side and two secondary bedrooms on the other, separated by a central flex room and a convenient laundry area. Whether used as a home office, playroom, or reading nook, the flex space adds versatility to your lifestyle.

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, Microwave, Refrigerator, Washer, Electric Cooktop,

Oven

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full

Exterior

Exterior Features Other

Lot Description Back Yard, Back Lane

Roof Asphalt

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 16th, 2025

Days on Market 104 Zoning TBC

Listing Details

Listing Office eXp Realty

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