\$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 4th 3-6pm,
November 5th 2â€"4pm, November 6th
2â€"4pm, November 8th 1â€"4pm, November
9th 1â€"5pm, November 10th 3â€"5pm, and
November 11th 3â€"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.

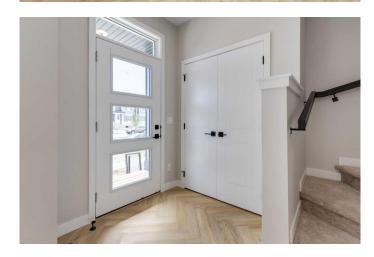
The main floor features a large kitchen with a central island that comfortably seats four, perfect for casual dining or entertaining. A rear entry with built-in coat hooks and a bench adds practical everyday convenience.

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 Side by Side, 2 Storey

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, Oven, Refrigerator,

Washer

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 110
Zoning TBC

Listing Details

Listing Office eXp Realty

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