$499,000 - 61 Andalusian Road, Cochrane

MLS® #A2240420

$499,000
3 Bedroom, 3.00 Bathroom, 1,521 sqft
Residential on 0.04 Acres

Heartland, Cochrane, Alberta

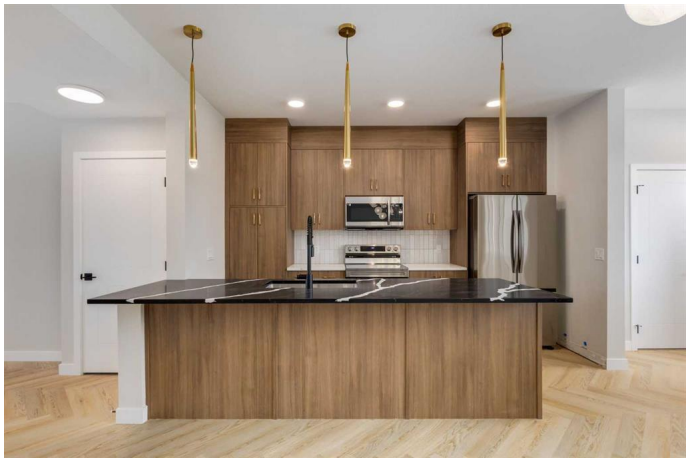
** Open House at Greystone showhome - 498 River Ave, Cochrane - August 28th 4-7pm, August 29th 3-5pm, August 30th 12-5pm, August 31st 12-5pm and September 12-3pm
** Welcome home to the Talo by Rohit Homesâ€”an intelligently designed 1,506 sq ft side-by-side duplex located in a thoughtfully planned community. This well-appointed home offers a spacious and functional layout, ideal for families, first-time buyers, or anyone looking for modern comfort and style.

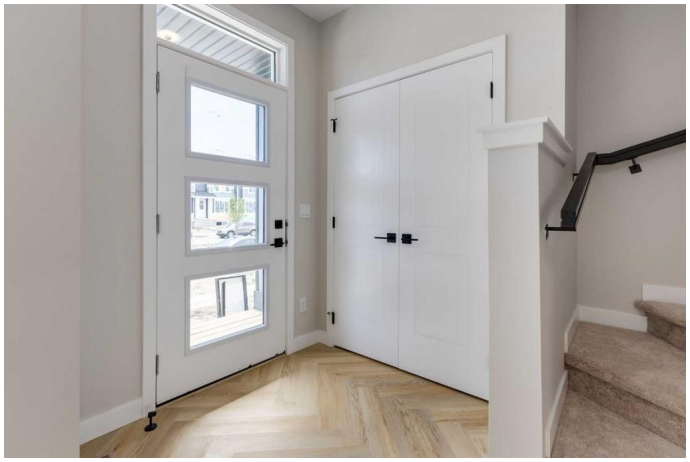
The main floor features a large kitchen with a central island that comfortably seats four, perfect for casual dining or entertaining. A rear entry with built-in coat hooks and a bench adds practical everyday convenience.

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 colors may vary.





Built in 2025

Essential Information

MLS® #	A2240420
Price	$499,000
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, Oven, Refrigerator, Washer, Electric Cooktop
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

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	41
Zoning	TBC

Listing Details

Listing Office	eXp Realty

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