# \$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 pantryâ€"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€"you'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 ARESUBJECT 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 45
Zoning R-G

# **Listing Details**

Listing Office Century 21 All Stars Realty Ltd.

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