

# \$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 - July 25th 2-4pm, July 26th 12-4pm, and July 27th 12-4pm \*\***

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, Electric Cooktop, Microwave, Oven, Refrigerator, Washer
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	11
Zoning	TBC

### **Listing Details**

Listing Office	eXp Realty
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