

\$469,000 - 61 Andalusian Road, Cochrane

MLS® #A2240420

\$469,000

3 Bedroom, 3.00 Bathroom, 1,521 sqft

Single Family on 0.04 Acres

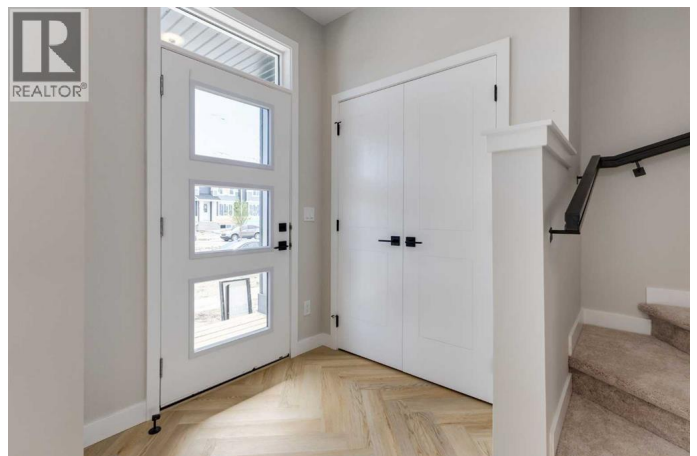
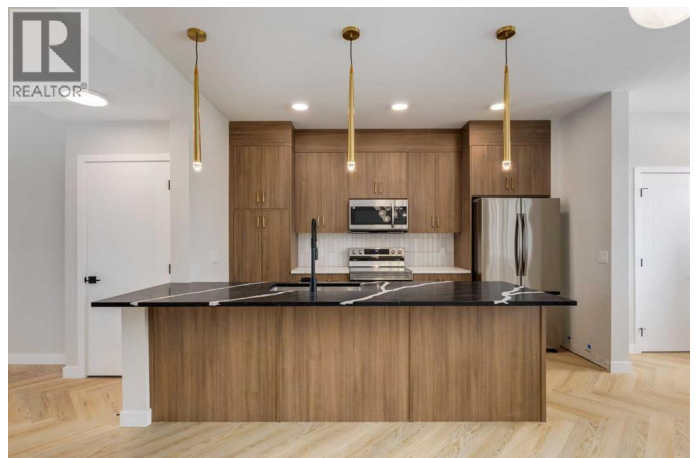
Heartland, Cochrane, Alberta

****\$10K off list price - special promo price -
Open House at Showhome - 15 Belgian Court,
Cochrane - October 11th 12-4pm, October
12th 12-2pm and October 13th 1-4pm ****

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 finishes/colours may vary. (id:6289)

Built in 2025

Essential Information



Listing #	A2240420
Price	\$469,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,521
Acres	0.04
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	61 Andalusian Road
Subdivision	Heartland
City	Cochrane
Province	Alberta
Postal Code	T4C3L8

Amenities

Amenities	Playground, Schools, Shopping
Features	Back lane, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Parking Pad

Interior

Appliances	Washer, Refrigerator, Cooktop - Electric, Dishwasher, Oven, Dryer, Microwave
Heating	Forced air
Cooling	None
# of Stories	2
Basement	Separate entrance

Exterior

Exterior	Stucco
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	eXp Realty
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Listing information last updated on October 13th, 2025 at 4:46am CDT