

\$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 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

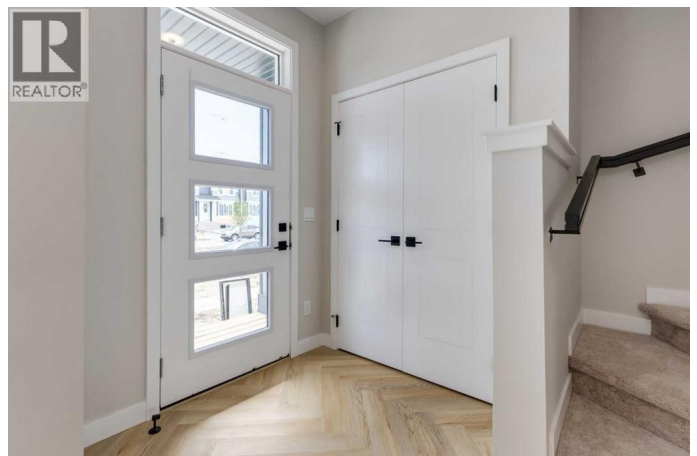
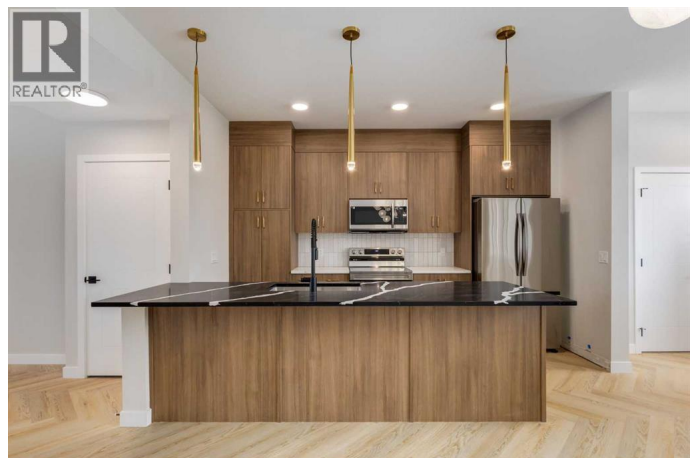
the Talo by Rohit Homesâ€“an intelligently designed 1,506 sq ft side-by-side duplex located in a thoughtfully planned community.

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. (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



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on November 5th, 2025 at 4:16am PST