

# \$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 21st 4-7pm, August 22nd 3-5pm, August 23rd 12-5pm and August 24th 12-5pm \*\*** 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, Refrigerator, Washer, Oven                           |
| 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 | 35              |
| Zoning         | TBC             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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