

\$469,000 - 55 Andalusian Road, Cochrane

MLS® #A2269449

\$469,000

3 Bedroom, 3.00 Bathroom, 1,521 sqft

Residential on 0.05 Acres

Heartland, Cochrane, Alberta

**** Open House at Greystone showhome - 498**

River Ave, Cochrane - November 20th

2-5pm, November 21st 2-4pm, November

22nd 11:30-1:30pm, November 23rd 1-4pm,

November 24th 3-6pm and November 25th

3-6pm **** Welcome to this beautifully crafted**

semi-detached Talo model by Rohit Homes,

situated in the vibrant and rapidly growing

community of Heartland in Cochrane. This

home is an excellent fit for families, first-time

buyers, or anyone looking to right-size without

compromising on style or versatility.

Offering 3 bedrooms, 2.5 bathrooms, and 1,520 sq. ft. of well-designed living space, this brand-new home features a bright, open-concept main floor with 9' ceilings and a seamless connection between the kitchen, dining, and living areas—ideal for both daily living and entertaining.

The contemporary kitchen serves as the focal point, complete with quartz countertops, a central island, and modern cabinetry that blend practicality with sophisticated design. At the rear, a double detached parking pad provides convenient parking and extra storage while preserving the home's inviting curb appeal.

Upstairs, the spacious primary suite includes a private ensuite and generous closet space, complemented by two additional bedrooms and a full bathroom—ideal for kids, guests, or a home office. A convenient upper-floor



laundry room adds to the everyday ease of living.

Set in the dynamic community of Heartland, you'll enjoy quick access to parks, schools, scenic pathways, local amenities, and major routes—making commuting to Calgary or weekend escapes to the mountains a breeze. New Home Warranty Included.

Don't miss your chance to live in this stylish and functional duplex in one of Cochrane's most desirable new neighborhoods—schedule your private showing today!

Built in 2025

Essential Information

MLS® #	A2269449
Price	\$469,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,521
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	55 Andalusian Road
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta

Postal Code	T4C 3B7
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Amenities

Parking Spaces	2
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Parking	Parking Pad
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Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
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Heating	Forced Air
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Cooling	None
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Has Basement	Yes
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Basement	Full
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Exterior

Exterior Features	Other
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Lot Description	Other
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Roof	Asphalt Shingle
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Construction	Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	November 13th, 2025
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Days on Market	8
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Zoning	R-MD
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Listing Details

Listing Office	eXp Realty
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