

# \$510,000 - 53 Andalusian Road, Cochrane

MLS® #A2206898

## \$510,000

3 Bedroom, 3.00 Bathroom, 1,520 sqft

Residential on 0.04 Acres

Heartland, Cochrane, Alberta

**\*\* Open House at Greystone showhome - 498 River Ave, Cochrane - June 26th 3-5pm, June 27th 2-5pm, June 28th 1-4pm, June 29th 12-3pm and July 1st 12-4pm \*\*** Welcome home to the Talo by Rohit Homes. This purposefully designed 1,506 sq ft unit has a spacious main floor equipped with a large kitchen, an island that seats 4 people, plus a rear entry with built-in coat hooks and a bench. Upstairs, the space has been beautifully designed to flow between the master suite and two secondary bedrooms. The flex room and convenient laundry room separate the bedrooms for added privacy. This home has separate side entrance for extra convenience, and an unfinished basement. Front and back landscaping included **\*\*Photos are representative and the interior colors may be different\*\***

Built in 2025

## Essential Information

MLS® #	A2206898
Price	\$510,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,520
Acres	0.04



Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	53 Andalusian Road
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C3B7

### **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, Microwave, Oven, Refrigerator, Washer, Electric Cooktop
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	March 31st, 2025
Days on Market	90
Zoning	TBC

**Listing Details**

Listing Office                    eXp Realty

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