

\$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 10th

3â€“5pm, November 11th 3â€“6pm and

November 14th 2-4pm ****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 areasâ€”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 homeâ€™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 bathroomâ€”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

Amenities

Parking Spaces	2
Parking	Parking Pad

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)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

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

Additional Information

Date Listed	November 13th, 2025
Days on Market	5
Zoning	R-MD

Listing Details

Listing Office	eXp Realty
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