

# \$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 498 River Avenue**  
Showhome - June 20th 3-5pm, June 21st 1-4pm, and June 22nd 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, Refrigerator, Washer, Electric Cooktop, 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    | March 31st, 2025 |
| Days on Market | 81               |
| Zoning         | TBC              |

### Listing Details

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