

# \$530,000 - 65 Andalusian Road, Cochrane

MLS® #A2260247

**\$530,000**

3 Bedroom, 3.00 Bathroom, 1,732 sqft  
Residential on 0.09 Acres

Heartland, Cochrane, Alberta

**\*\*\$10K off list price promo pricing \*\*** Open House at Greystone showhome - 498 River Ave, Cochrane - October 18th 1-4pm, October 19th 2-4pm and October 21st 3-6pm **\*\***

Welcome to the pinnacle of contemporary living in this beautifully designed corner lot duplex—the Dallas Model. Offering 1,726 sq ft of modern elegance, this 3-bedroom, 2.5-bath home blends style and functionality seamlessly. The open-concept main floor is flooded with natural light, enhanced by 9-foot ceilings and expansive triple-pane windows. A gourmet kitchen with sleek quartz countertops and a convenient walkthrough pantry adds to the home’s appeal. Enjoy the benefits of a separate side entrance and the ease of a double attached garage with direct access. Thoughtfully crafted, the Dallas Model is a truly exceptional place to call home. New Home Warranty Included



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2260247  |
| Price          | \$530,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,732     |

|            |                        |
|------------|------------------------|
| Acres      | 0.09                   |
| Year Built | 2025                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 65 Andalusian Road |
| Subdivision | Heartland          |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 3L8            |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer                                                |
| Heating           | Forced Air                                                                                                                       |
| Cooling           | None                                                                                                                             |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full, Exterior Entry, Unfinished                                                                                                 |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Other                                |
| Lot Description   | Back Yard, Low Maintenance Landscape |
| Roof              | Asphalt                              |
| Construction      | Wood Frame                           |
| Foundation        | Poured Concrete                      |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 26th, 2025 |
|-------------|----------------------|

|                |      |
|----------------|------|
| Days on Market | 22   |
| Zoning         | R-MX |

**Listing Details**

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

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