

# \$550,000 - 49 Andalusian Road, Cochrane

MLS® #A2264577

**\$550,000**

3 Bedroom, 3.00 Bathroom, 1,732 sqft  
Residential on 0.07 Acres

Heartland, Cochrane, Alberta

\*\*\* OPEN HOUSE at Greystone showhome - 498 River Ave, Cochrane - Sat. Oct 18 1-4pm, Sun. Oct 19 2-4pm, Tues. Oct 21 3-6pm \*\*\*  
Welcome to the pinnacle of contemporary living in this beautifully designed duplex—the Dallas Model. Offering 1,731 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® #         | A2264577  |
| Price          | \$550,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,732     |
| Acres          | 0.07      |

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

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 49 Andalusian Road |
| Community   | Heartland          |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 3B7            |

### 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    | October 17th, 2025 |
| Days on Market | 7                  |

ZoningR-MD

Listing Details

Listing OfficeeXp Realty

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