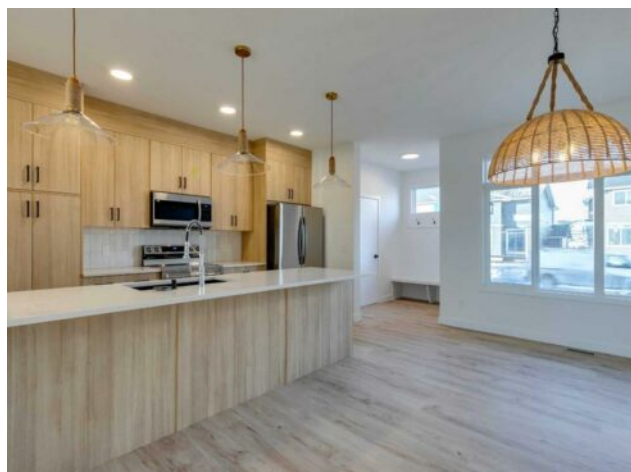


61 Andalusian Road  
Cochrane, Alberta

MLS # A2240420



\$489,000

|                  |                                 |               |                  |
|------------------|---------------------------------|---------------|------------------|
| <b>Division:</b> | Heartland                       |               |                  |
| <b>Type:</b>     | Residential/Duplex              |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                  |
| <b>Size:</b>     | 1,521 sq.ft.                    | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                               | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Parking Pad                     |               |                  |
| <b>Lot Size:</b> | 0.04 Acre                       |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard            |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Unfinished  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stucco, Wood Frame   | <b>Zoning:</b>    | TBC |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s) |                   |     |

**Inclusions:** None

**\*\* Open House at Greystone showhome - 498 River Ave, Cochrane - Friday, September 5th 2-4pm and Sunday, September 7th 2:30-5pm \*\*** Welcome home to the Talo by Rohit Homes—an intelligently designed 1,506 sq ft side-by-side duplex located in a thoughtfully planned community. This well-appointed home offers a spacious and functional layout, ideal for families, first-time buyers, or anyone looking for modern comfort and style. The main floor features a large kitchen with a central island that comfortably seats four, perfect for casual dining or entertaining. A rear entry with built-in coat hooks and a bench adds practical everyday convenience. Upstairs, the layout is thoughtfully arranged for privacy, with the primary suite on one side and two secondary bedrooms on the other, separated by a central flex room and a convenient laundry area. Whether used as a home office, playroom, or reading nook, the flex space adds versatility to your lifestyle. Additional highlights include a separate side entrance, unfinished basement, and front and back landscaping included. A rear parking pad provides dedicated off-street parking. Please note: Photos are representative and interior colors may vary.