



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**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 498 River Ave Showhome Sept. 14th 2-4pm \*\*** 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.