



GRASSROOTS
REALTY GROUP

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**22 Andalusian Road
Cochrane, Alberta**

MLS # A2273813



\$609,900

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,727 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions:	N/A
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Welcome to 22 Andalusian Road, a stunning new construction in Cochrane's desirable Heartland community, designed for modern family living. This detached Bronco F model home boasts 1,727 sq. ft. of expertly crafted two-storey living space, featuring 3 bedrooms and 2.5 bathrooms. The main floor offers an open-concept design with a welcoming foyer, practical mud room, a bright great room and nook that flow seamlessly into the spacious rear kitchen. Upstairs, the layout is equally impressive, featuring a large bonus room, two generously sized additional bedrooms, and a spectacular primary bedroom complete with its own private ensuite bathroom and walk-in closet. Priced competitively at \$609,900, this home represents an exceptional value in today's market, especially considering the added rarity and convenience of the triple car garage and premium corner lot location. Additional features include a side entry for potential future basement development, making this property a must-see for families seeking quality, space, and a fantastic deal in a vibrant community.