



49 Andalusian Road
Cochrane, Alberta

MLS # A2277180

\$544,900



Division:	Heartland	
Type:	Residential/Duplex	
Style:	2 Storey, Attached-Side by Side	
Size:	1,732 sq.ft.	Age: 2026 (0 yrs old)
Beds:	3	Baths: 2 full / 1 half
Garage:	Double Garage Attached	
Lot Size:	0.01 Acre	
Lot Feat:	Back Lane, Back Yard, Front Yard, Other, Rectangular Lot	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)		
Inclusions:	None		

** Open House at showhome - 120 Clydesdale Ave, Cochrane - Jan. 13th 2-5pm, Jan. 16th 1-3pm, Jan. 17th 12:30-4pm, Jan. 18th 12-3pm and Jan. 19th 2-5pm ** Welcome to the pinnacle of contemporary living in this beautifully designed semi-detached home—the Dallas Model. Offering 1,726 sq ft of modern elegance, this 3-bedroom, 2.5-bath residence blends style and functionality seamlessly. The open-concept main floor is filled with natural light, featuring 9-foot ceilings and expansive triple-pane windows. The gourmet kitchen showcases sleek quartz countertops and a convenient walkthrough pantry, ideal for both everyday living and entertaining. Additional highlights include a double attached garage with direct access and a separate side entrance leading to a full, unfinished basement, offering excellent future development potential. Thoughtfully crafted and backed by a New Home Warranty, the Dallas Model is an exceptional place to call home, ideally located in the heart of Heartland, Cochrane.