



**GRASSROOTS**  
REALTY GROUP

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**49 Andalusian Road  
Cochrane, Alberta**

**MLS # A2277180**



**\$544,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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.