



GRASSROOTS
REALTY GROUP

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**43 Andalusian Road
Cochrane, Alberta**

MLS # A2277394



\$529,900

Division:	Heartland		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,628 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back 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, Pantry, Separate Entrance, Walk-In Closet(s)		
Inclusions:	None		

** Open House at show home - 120 Clydesdale Ave, Cochrane - Feb. 4th 12-3pm, Feb. 7th 1-4pm, Feb. 8th 1-4pm, Feb. 9th 2-5pm and Feb. 10th 1-4pm ** Located in the desirable community of Heartland, this semi-detached duplex offers a well-designed two-storey layout with an attached double garage. The main floor features an open-concept living room, dining area, and kitchen, creating a functional and inviting space for everyday living and entertaining, along with a convenient half bath. Upstairs, you'll find well-sized bedrooms, a versatile flex space, and upper-floor laundry for added convenience. The home also includes a separate side entry and an unfinished basement, offering excellent potential for future development. A great opportunity in a growing community close to parks, pathways, and amenities. Please note the fireplace is not included.