



**46 Andalusian Road
Cochrane, Alberta**

MLS # A2298277



\$509,900

Division:	Heartland		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,904 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: \$5000 BUILDER APPLIANCE CREDIT TO THE BRICK

Your new home awaits in one of Cochrane's most sought-after communities, Heartland. With tree-lined streets, mountain views, parks, pathways, and naturalized amenities, this neighbourhood truly has it all. Welcome to the Dover-D, offering the perfect blend of comfort, style, and modern design across approximately 1,904 sq. ft. Step inside to an inviting open-concept main floor where the kitchen, dining, and living areas flow seamlessly together, complemented by a versatile den ideal for a home office, playroom, or flex space. Large windows flood the home with natural light, enhancing the warmth of the elegant laminate and vinyl flooring throughout. Upstairs, you'll find a cozy bonus room and three spacious bedrooms, including a serene primary retreat complete with a 4-piece ensuite and generous closet space. A separate side entrance adds incredible flexibility and future development potential, while the \$5,000 Brick credit allows you to personalize your new home to your taste. PLEASE NOTE PICTURES ARE OF A SIMILAR HOME/AI; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.