



**48 Andalusian Road  
Cochrane, Alberta**

**MLS # A2298280**



**\$479,900**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,648 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<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>	-
<b>Features:</b>	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. Introducing the Kenton-D by Akash Homes, a beautifully crafted 1,648 sq. ft. two-storey designed for modern family living. The open-concept main floor features 9' ceilings, gorgeous French-imported laminate flooring, and a seamless flow between the kitchen, dining, and living areas, perfect for entertaining or everyday comfort. Large windows fill the space with natural light, highlighting the stylish finishes and thoughtful design details throughout. Upstairs, you'll find a versatile flex space, convenient laundry closet, and three spacious bedrooms, including a primary retreat complete with a walk-in closet and private ensuite. Added perks include a separate side entrance and a \$5,000 Brick credit, offering incredible value and future development potential. 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.