

# \$569,900 - 17 Andalusian Road, Cochrane

MLS® #A2258787

**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,864 sqft

Residential on 0.08 Acres

Heartland, Cochrane, Alberta

Welcome to Heartland in Cochrane – where luxury living meets small-town charm. Set against the backdrop of breathtaking mountain views, Heartland is one of Cochrane’s most sought-after communities, with its tree-lined streets, family-friendly parks, scenic pathways, and thoughtfully designed natural amenities.

Crafted by Akash Homes, the Bedford offers an exceptional blend of elegance, comfort, and functionality. Step inside and be greeted by soaring 9’™ ceilings on the main floor, rich laminate flooring, and gleaming quartz countertops that set the tone for refined living. The gourmet kitchen is a showpiece with expansive cabinetry, soft-close doors and drawers, an oversized island, and a convenient walk-through pantry – perfect for both entertaining and everyday life.

The open-concept living area is anchored by a striking electric fireplace, framed by large windows that flood the space with natural light and showcase the surrounding views. Upstairs, unwind in the expansive bonus room, or retreat to your private sanctuary in the primary suite, featuring a spa-inspired ensuite and a walk-in closet designed to impress. Two additional bedrooms complete the upper level, providing space and flexibility for family or guests.

In Heartland, you’re not just buying a



homeâ€”youâ€™re investing in a lifestyle defined by beauty, convenience, and community. **\*\*PLEASE NOTE\*\*** PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES**\*\*\***

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2258787    |
| Price          | \$569,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,864       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 17 Andalusian Road |
| Subdivision | Heartland          |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 3B7            |

**Amenities**

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Parking Spaces | 2                                                                 |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Faces Front |
| # of Garages   | 2                                                                 |

**Interior**

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Quartz Counters, See Remarks, Separate Entrance |
| Appliances        | See Remarks                                                             |
| Heating           | Forced Air, Natural Gas                                                 |
| Cooling           | None                                                                    |
| Fireplace         | Yes                                                                     |
| # of Fireplaces   | 1                                                                       |
| Fireplaces        | Electric, Living Room, See Remarks                                      |
| Has Basement      | Yes                                                                     |
| Basement          | Full, Unfinished                                                        |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 20th, 2025 |
| Days on Market | 33                   |
| Zoning         | R-G                  |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 All Stars Realty Ltd. |
|----------------|----------------------------------|

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