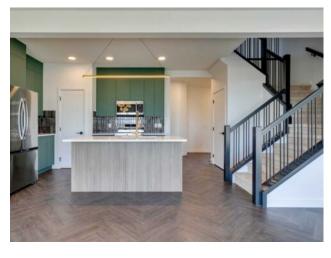
## 587-899-3773

justin@realtyaces.ca

## 57 Andalusian Road Cochrane, Alberta

MLS # A2206897



\$579,000

Heartland			
Residential/Duplex			
2 Storey, Attached-Side by Side			
1,726 sq.ft.	Age:	2025 (0 yrs old)	
3	Baths:	2 full / 1 half	
Double Garage Attached			
0.07 Acre			
Back Yard, Low Maintenance Landscape, Rectangular Lot			
	Residential/Dup 2 Storey, Attach 1,726 sq.ft. 3 Double Garage 0.07 Acre	Residential/Duplex  2 Storey, Attached-Side by Side  1,726 sq.ft. Age:  3 Baths:  Double Garage Attached  0.07 Acre	

Heating:	Forced Air	Water:	-	
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-	
Roof:	Asphalt	Condo Fee:	-	
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-	
Exterior:	Stucco, Wood Frame	Zoning:	TBC	
Foundation:	Poured Concrete	Utilities:	-	
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Walk-In Closet(s)			

Inclusions: none

<sup>\*\*</sup> OPEN HOUSE at 498 River Avenue Showhome - June 20th 3-5pm, June 21st 1-4pm, and June 22nd 12-4pm \*\* Welcome to the pinnacle of contemporary living in the Dallas Model, a 1726 sqft haven with 3 bedrooms and 2.5 baths. The open-concept main floor bathes in natural light, featuring 9-foot ceilings and expansive triple-pane windows that illuminate the gourmet kitchen's sleek quartz countertops. Convenience meets style with a walkthrough pantry, Separate side entrnace and the double attached garage ensures direct access to this modern retreat. Welcome to the Dallas Model— where thoughtful design creates a truly exceptional place to call home.