



GRASSROOTS
REALTY GROUP

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**54 Andalusian Road
Cochrane, Alberta**

MLS # A2328328



\$439,900

Division:	Heartland		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,623 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	See Remarks		

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

Inclusions: \$5000 BUILDER APPLIANCE CREDIT TO THE BRICK

DISCOVER MODERN LIVING IN THE SOUGHT-AFTER COMMUNITY OF HEARTLAND! The Kingston-T by Akash Homes offers 1,663 SQ.FT. of thoughtfully designed living space perfect for families and first-time buyers alike. The open-concept main floor features a bright great room, spacious dining nook, and a stylish kitchen complete with quartz countertops, a large island, walk-in pantry, and convenient rear entry. A 2-piece powder room completes the main level. Upstairs you'll find a versatile bonus room, upper-floor laundry, two generous secondary bedrooms, a full 4-piece bathroom, and a private primary retreat featuring a walk-in closet and 3-piece ensuite. The unfinished basement provides endless opportunities for future development. Located in the family-friendly community of Heartland, you'll enjoy parks, playgrounds, pathways, schools, shopping, and quick access to the mountains while being just minutes from Cochrane's amenities. PLUS A \$5,000 BRICK CREDIT! PLEASE NOTE Photos are representative. Actual home, plans, fixtures, and finishes may vary and are subject to availability/changes without notice.