

# \$412,888 - 1304 Jumping Pound Common, Cochrane

MLS® #A2215138

**\$412,888**

2 Bedroom, 3.00 Bathroom, 1,245 sqft

Residential on 0.04 Acres

Jumping Pound Ridge, Cochrane, Alberta

Welcome home! Nestled in the wonderful family community of Jumping Pound, surrounded by amazing views and valleys. Walking paths galore, parks for the children, close to shopping, sports fields and so much more. This home will provide you with an elegant feel but is perfect for the growing family, 2.5 bathrooms, 2 large bedrooms, big windows through out allowing plenty of natural light to shine in. Fantastic kitchen layout with an eating area just off the island which leads out to your own personal walk out fenced yard, perfect for BBQ's, entertaining, or just soaking up the sun with a good book. Upstairs laundry, primary suite has two large closets, and a 4 pce ensuite with a bathtub. Single car attached garage with lots of storage, there is a flex room in the back of the garage that can be made into an office, a gym, wine room, storage or a lil getaway ! Come check out what this home has to offer, you won't be disappointed.

Built in 2017

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2215138  |
| Price          | \$412,888 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,245     |



|            |               |
|------------|---------------|
| Acres      | 0.04          |
| Year Built | 2017          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1304 Jumping Pound Common |
| Subdivision | Jumping Pound Ridge       |
| City        | Cochrane                  |
| County      | Rocky View County         |
| Province    | Alberta                   |
| Postal Code | T4C 2L1                   |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Parking, Playground, Visitor Parking |
| Parking Spaces | 2                                    |
| Parking        | Single Garage Attached               |
| # of Garages   | 1                                    |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters                                    |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                         |
| Cooling           | None                                                                               |
| Has Basement      | Yes                                                                                |
| Basement          | See Remarks                                                                        |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Yard                                 |
| Lot Description   | Front Yard, Level, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                              |
| Construction      | Vinyl Siding                                 |
| Foundation        | Poured Concrete                              |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 26th, 2025 |
|-------------|------------------|

|                |      |
|----------------|------|
| Days on Market | 5    |
| Zoning         | R-MD |

## **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.