

# \$414,999 - 1304 Jumping Pound Common, Cochrane

MLS® #A2191591

**\$414,999**

2 Bedroom, 3.00 Bathroom, 1,245 sqft  
Residential on 0.04 Acres

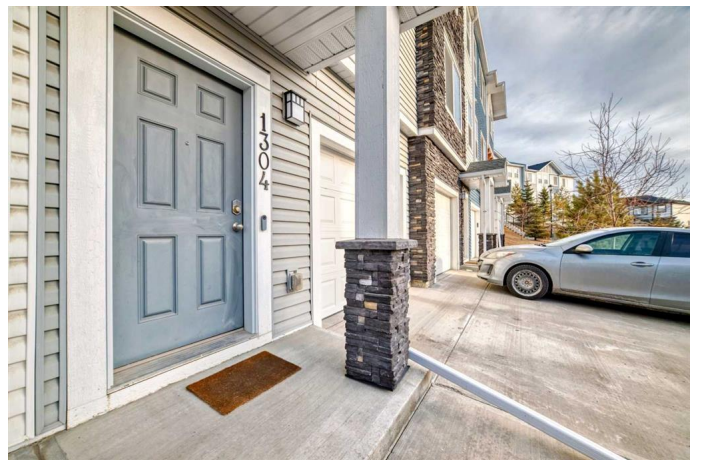
Jumping Pound Ridge, Cochrane, Alberta

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® #	A2191591
Price	\$414,999
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	January 31st, 2025
-------------	--------------------

Days on Market 60  
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.