# \$419,000 - 1807 Jumping Pound Common, Cochrane

MLS® #A2237892

## \$419,000

3 Bedroom, 3.00 Bathroom, 1,162 sqft Residential on 0.04 Acres

Jumping Pound Ridge, Cochrane, Alberta

Welcome to 1807 Jumping Pound Common, a modern and sleek 3-bedroom town home in the picturesque community of Cochrane, AB. If a friendly and welcoming atmosphere and relaxed way of life is what you've come for, you're in the right place. Enter your new home to find functionality and convenience from the moment you step inside. Entry hallway leads to main living area and kitchen, with a beautiful sunlit deck ready for you to enjoy your new backyard. Low Condo fee includes common area grounds maintenance and looking around the effort and care put into the property is evident. Upstairs find your primary bedroom with ensuite and walk-in closet; convenient features in this well designed townhome. Upstairs includes 2 additional bedrooms plus laundry area with storage, all tucked neatly behind two bi-fold doors.

Head downstairs to find the partially finished basement. Rough-in is completed for a bathroom and with some framing and drywall easily add a fourth bedroom to the home. Majority of the basement work is complete and just needs your finishing touches. Leave your car in the single garage and take a walk along the paths in this quiet community. A move here brings you close to nature, not to mention baseball and soccer fields right in your community, plus Cochranes most exciting sliding hill. Book with your Realtor today!







### **Essential Information**

MLS® # A2237892 Price \$419,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,162 Acres 0.04 Year Built 2017

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 1807 Jumping Pound Common

Subdivision Jumping Pound Ridge

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C1V4

#### **Amenities**

Amenities Visitor Parking

Parking Spaces 2

Parking Pad, Single Garage Attached

# of Garages 1

#### Interior

Interior Features Kitchen Island, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave,

Refrigerator, Washer, Window Coverings, Electric Oven

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Garden

Lot Description Back Yard, Lawn, Level, Low Maintenance Landscape, Garden

Roof Asphalt Shingle

Construction Vinyl Siding, Mixed

Foundation Poured Concrete

## **Additional Information**

Date Listed July 9th, 2025

Days on Market 2

Zoning R-MD

# **Listing Details**

Listing Office 2% Realty

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