# \$440,000 - 2202 Jumping Pound Common, Cochrane

MLS® #A2198447

## \$440,000

2 Bedroom, 3.00 Bathroom, 1,361 sqft Residential on 0.03 Acres

Jumping Pound Ridge, Cochrane, Alberta

This modern style town home offers everything you have been looking for. Upon entering this home, you will see the central court yard right front of entrance, which makes this home stands out. Main floor offers spacious entry that leads into a single attached garage, bright office/den and a 2 pcs bath. The open concept second floor provides ample living space in the form of a large kitchen, living room and dining room. The south-facing living room offers stunning views. The kitchen features an island, upgraded stainless steel appliances, quartz countertops, tiled backsplash, and a private balcony. The upper level is bright & sunny with plenty of windows & includes 2 Bedrooms. The large primary bedroom is very spacious, has a 4 piece ensuite bath with 2 big closets & 2 large windows. The 2nd bedroom is spacious as well with 4-piece bathroom right next to. The complex is beautifully landscaped, with trees, shrubs and white picket fences that adds to the charm. Conveniently located near Bow Ridge! Walk 30 seconds from your front door to the many walking paths along the ridge. Book your private viewing today & Don't miss out on this opportunity!!







Built in 2017

#### **Essential Information**

MLS® # A2198447 Price \$440,000 Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,361

Acres 0.03

Year Built 2017

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 2202 Jumping Pound Common

Subdivision Jumping Pound Ridge

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 2L1

#### **Amenities**

Amenities Visitor Parking

Parking Spaces 2

Parking Concrete Driveway, Single Garage Attached

# of Garages 1

#### Interior

Interior Features High Ceilings, No Animal Home, No Smoking Home, Open Floorplan,

Quartz Counters, Storage, Vinyl Windows

Appliances Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator,

Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Basement None

#### **Exterior**

Exterior Features Balcony, Courtyard

Lot Description Landscaped, Low Maintenance Landscape, Many Trees, Rectangular

Lot, Treed

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed March 17th, 2025

Days on Market 39

Zoning R-MD

# **Listing Details**

Listing Office CIR Realty

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