



GRASSROOTS
REALTY GROUP

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2003 Jumping Pound Common Cochrane, Alberta

MLS # A2228218



\$492,000

Division:	Jumping Pound Ridge		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,871 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Interior L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 316
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this beautifully designed 3-storey townhouse located in the scenic community of Jumping Pound Ridge. Nestled between JUMPING POUND CREEK and the BOW RIVER, with west-facing VIEWS, this home offers the perfect balance of nature, comfort, and convenience. Main floor-Step into a welcoming FLEX SPACE ideal for a home office, gym, or additional living area, complete with PATIO DOORS leading to a covered patio and FULLY FENCED YARD that backs onto serene WALKING PATHS. A convenient 2 PC BATHROOM completes the level, along with access to the SINGLE ATTACHED GARAGE. Second Level-Featuring 9' KNOCKDOWN CEILINGS, LUXURY VINYL PLANK flooring, and recessed lighting, this level is bright, airy, and modern. The OPEN-CONCEPT living area includes PATIO DOORS LEADING WEST, offering beautiful sunset views, and a second, smaller DECK OFF THE KITCHEN—perfect for your morning coffee or grilling. The kitchen boasts a LARGE QUARTZ ISLAND, SOFT-CLOSE CABINETS, SPACIOUS PANTRY, and another 2 PC BATH for guests. Third Level-Upstairs you'll find 3 BEDROOM, including a primary suite with STUNNING WEST VIEWS, a WALK-IN CLOSET and a private 3 PC ENSUITE. UPSTAIRS LAUNDRY, and A shared 4-PC BATH with tile and QUARTZ COUNTER TOPS serves the additional bedrooms, offering both style and functionality. Enjoy immediate access to WALKING PATHS, PARKS, PLAYGROUNDS, SOCCER FIELDS, BALL DIAMONDS, and local shops, all within minutes of your front door. With a tranquil, NATURAL SETTING THAT FEELS LIKE YOU'RE NOT IN TOWN, and easy access to Calgary and the mountains, this location is ideal!

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