



GRASSROOTS
REALTY GROUP

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1301 Jumping Pound Common Cochrane, Alberta

MLS # A2237766



\$434,000

Division:	Jumping Pound Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,233 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Street Lighting		

Heating:	Forced Air
Floors:	Carpet, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	Built-in Features, Kitchen Island, Quartz Counters, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 248
LLD:	-
Zoning:	R-MD
Utilities:	-

Inclusions: None

****OPEN HOUSE SUNDAY JULY 20th 1-4PM**** Welcome to 1301 Jumping Pound Common, a beautifully maintained END-UNIT townhome tucked into the peaceful and scenic community of Jumping Pound Ridge in Cochrane. Offering over 1,400 square feet of thoughtfully designed living space, this three-bedroom, two-and-a-half-bathroom residence blends comfort, functionality, and natural surroundings. The main level features a bright and open floor plan that seamlessly connects the living, dining, and kitchen areas—ideal for both everyday living and entertaining. The modern kitchen is equipped with stainless steel appliances, full-height cabinetry, a large central island with seating, and elegant quartz countertops. A convenient powder room and access to the private rear patio complete this level, making it a great space to enjoy the outdoors or unwind after a long day. Upstairs, the spacious primary bedroom includes DOUBLE CLOSETS and a well-appointed ensuite bathroom with stylish finishes. Two additional bedrooms, a full four-piece bathroom, and upper-level laundry provide both convenience and flexibility for families, guests, or a home office setup. The lower level offers direct access to the single attached garage and includes additional storage space, a utility area, and a welcoming front foyer with built-in bench seating and coat storage. Set against a backdrop of rolling hills and scenic walking paths, this home is steps from nature while still being just minutes from Cochrane’s amenities, schools, and shops. With low-maintenance living, a quiet and family-friendly location, and quick access to Calgary or the mountains, this is an ideal opportunity to enjoy the best of both urban and outdoor lifestyles. Don't miss your chance to view this home book your private showing today!

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