



GRASSROOTS
REALTY GROUP

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1807 Jumping Pound Common Cochrane, Alberta

MLS # A2237892



\$419,000

Division:	Jumping Pound Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,162 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Garden, Lawn, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 288
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vinyl Windows, Walk-In Closet(s)		

Inclusions: BBQ and Propane Tank on deck, Armoire in the basement.

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 Cochrane's most exciting sliding hill. Book with your Realtor today!