



GRASSROOTS
REALTY GROUP

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24 Jumping Pound Link Cochrane, Alberta

MLS # A2239737



\$775,000

Division:	Jumping Pound Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,970 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, Pie Shaped Lot, Sloped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Concrete	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	In Basement: Range, Washer, Dryer, Fridge, Dishwasher		

Discover the perfect blend of comfort and versatility in this stunning 4-bedroom home in scenic Jumping Pound Ridge. This quiet street, in this prestigious community is rare, and this property has one of the LARGEST lots, perfect for your family. Jumping Pound is surrounded by an ENVIRONMENTAL RESERVE, and has easy access in and out of downtown Cochrane. Steps to Jumping Pound Creek, for those magical days of swimming, walking, fishing, or even skating. Featuring a FULLY FINISHED WALKOUT BASEMENT. With a full kitchen, separate entrance, separate furnaces, separate laundry, and separate electrical panels, upgraded sub-floor: this space is ready to go for any of your needs! This home was EXTENSIVELY UPGRADED with Hardie-Board, concrete roof tiles, Kinetico Water Treatment, a New Hot Water Tank, and upgraded insulation. The main level boasts rich hardwood floors, elegant granite countertops, stainless steel appliances, and a warm gas fireplace. Upstairs you'll find 3 spacious bedrooms, including a serene primary suite with a 5-piece ensuite featuring a jacuzzi/steam shower combo. PLUS, a sunlit den/flex space offers ideal space for a home office, hobby room or the Laundry Room of your dreams! Includes BRAND NEW WASHER AND DRYER! The bright and open walkout basement includes a large rec room, full kitchen, bedroom, and 4-piece bathroom—leading to a private patio. Take in the views of the Northern Lights from your expansive deck and enjoy the ease of low-maintenance landscaping and an attached double garage. You can experience the best of Cochrane lifestyle in this truly special home, in one of Cochrane's most sought-after communities.