



GRASSROOTS
REALTY GROUP

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1703 Jumping Pound Common Cochrane, Alberta

MLS # A2240077



\$495,000

Division:	Jumping Pound Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,886 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Low M		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 328
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: NA

Nestled in the serene community of Jumping Pound Ridge, this beautifully appointed 3-bedroom, 2 full bathroom, and 2 half bathroom townhome offers the perfect blend of modern comfort and natural beauty. Spanning three levels, the home features an oversized single attached garage and private driveway, ensuring ample parking. The ground floor welcomes you with a bright and versatile recreation room/home gym/guest bedroom/home office, generous storage space, and a convenient half bathroom. Upstairs, the open-concept second level is ideal for both everyday living and entertaining, showcasing a spacious soaring 10ft ceilings, updated white and bright kitchen featuring quartz countertops and tiled back splash, SS appliances, dining area, and inviting living room. There are two decks to enjoy the sunshine and nature all day long! One is located off the kitchen, perfect access for outdoor cooking. The second large deck is just off the living room, enjoy the Mountain views to the west as well as your friendly neighbourhood cows roaming the serene field behind. The top floor hosts three comfortable bedrooms, including a primary suite with its own en-suite featuring a walk-in shower, while an additional full bathroom with a shower-tub combo serves the remaining bedrooms. The laundry room is conveniently located on the upper level. Set against the breathtaking backdrop of the foothills and overlooking the Mountains and the Jumping Pound Creek, this townhome offers a tranquil lifestyle, complete with a nearby playground for children and easy access to outdoor adventures—all just a short drive from the city.