



GRASSROOTS
REALTY GROUP

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1308 Jumping Pound Common Cochrane, Alberta

MLS # A2248988



\$410,000

Division:	Jumping Pound Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,246 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Off Street, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Stone Counters, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 275

LLD: -

Zoning: R-MD

Utilities: -

Inclusions: TV wall mounts (all)

Welcome to 1308 Jumping Pound Common. Step through the front door into a welcoming entryway with a mudroom and interior door to your dedicated attached garage, offering both function and convenience. The main level features an expansive open concept living space, with a generous dining area and a breakfast bar on the oversized kitchen island topped with quartz countertops. The kitchen is a showpiece with all stainless steel KitchenAid appliances, ample storage, and a bright, airy feel. A thoughtfully laid out living room finishes off the main level. Impeccably maintained and move in ready, this home blends style with everyday comfort. Upstairs, you'll find two master sized bedrooms, each large enough for a king bed. The master suite offers a large closet and a 4 piece ensuite, while the second bedroom is equally spacious and filled with natural light and has a semi private full bathroom that makes the top floor ultra livable. The lower level includes a single attached garage, a flex space ideal for a home office or storage, and an adjacent utility room. Outside, enjoy a dedicated fenced backyard with beautiful landscaping, a rear porch for relaxing, and a private driveway for a second vehicle. Tucked away in a quiet part of town, this location is only a 5 minute drive to downtown Cochrane, grocery stores, and Spray Lake Sawmills Sports Centre. Nature is at your doorstep with the nature reserve and walking paths just one row back, a 5 minute walk to Jumping Pound Creek for summer floats, plus nearby preschool, kindergarten, and sports fields all within a few minutes' walk. Lightly used and exceptionally well cared for, this home also includes upgraded shelving in closets, the garage, and the storage room. This property is ready for you to move in and enjoy.

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