



GRASSROOTS
REALTY GROUP

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**2306 Jumping Pound Common
Cochrane, Alberta**

MLS # A2261079



\$409,900

Division:	Jumping Pound Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,133 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Rear, Parking Pad, Single Ga		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 235
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Quartz Counters, Storage		

Inclusions: n/a

Walking into this home you will find a nice brightly lit Office, with a 2-piece bathroom off to the side. The garage entrance is at the back of this area, which has ample storage and room for an SUV sized car. Up the stairs you will walk into your kitchen with an island and open to the living room area, a deck of the back of the home for your BBQ. Very spacious and lots of sunlight shining in from both sides of the room. Up another wide staircase, you will find the 2 large bedrooms with a 4-piece bath and laundry room separating them. There is plenty of storage places in this home, it is well cared for and just waiting for your special touches.