



GRASSROOTS
REALTY GROUP

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56 Jumping Pound Rise Cochrane, Alberta

MLS # A2268722



\$799,900

Division:	Jumping Pound Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,539 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Off Street		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions:	N/A
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This executive two story walkout home has 3 bedrooms, laundry, and a family room on the upper level with large windows to let in lots of natural light. The main floor features an open concept layout with a kitchen hosting granite countertops, a walk through pantry a spacious living room and a formal dining room, all enhanced by a double sided gas fireplace framed in exquisite stonework. A deck adjacent to the kitchen suitable for an outdoor Catio, includes a gas BBQ hook up. The kitchen is equipped with a gas stove refrigerator featuring a water/ice dispenser with an illuminated front door, and a newly installed dishwasher. The basement contains a private illegal suite with its own laundry facilities, private entrance and privacy door from upstairs. The residence is warmed with forced air heating and cools you with AC! It also offers an attached heated double car garage with spacious back entry coat area and a significant storage room in the basement. The lower patio brings some privacy space, and a cozy sitting area. Nearby walking path lead to Jumping Pound Creek, and paths to downtown.