



**GRASSROOTS**  
REALTY GROUP

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## 2103 Jumping Pound Common Cochrane, Alberta

**MLS # A2275270**

**\$379,000**



<b>Division:</b>	Jumping Pound Ridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,280 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Additional Parking, Garage Door Opener, Garage Faces Rear, Insulated, Single Car		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 235
<b>LLD:</b>	-
<b>Zoning:</b>	R-MD
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to 2103 Jumping Pound Common in Cochrane's sought-after Jumping Pound Ridge, where LOW CONDO FEES deliver exceptional value for modern, carefree living! Nestled just steps from Jumpingpound Creek and scenic walking trails, this impeccably designed 2017-built three-storey townhouse spans 1,280 sq ft of bright, inviting space, boasting two generous bedrooms, one full bath, one half bath, and a flexible den on the main level—perfect for a home office, workout area, or guest retreat. Ascend to the open-concept second floor, where a gourmet kitchen with sleek granite countertops, ample cabinetry, and premium appliances flows seamlessly into the living area, illuminated by abundant natural light and leading to a spacious balcony with gas line for effortless BBQs and outdoor enjoyment. Upstairs, the primary bedroom accommodates a king-size bed with ease, complemented by a second bedroom, full bathroom featuring a deep soaker tub, and convenient in-unit laundry. Finished with an insulated attached garage offering extra storage, this well-cared-for gem provides year-round appeal—from summer adventures along the Bow River to winter fun on Cochrane's top sledding hill, all near playgrounds, schools, shops, and quick access to Calgary. Seize this all-season haven—call a Realtor now to schedule a viewing!