



**2103 Jumping Pound Common
Cochrane, Alberta**

MLS # A2275270

\$379,000



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

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|--------------------|---|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 235 |
| Basement: | None | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-MD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, High Ceilings, Kitchen Island, Open Floorplan | | |
| 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!