



GRASSROOTS
REALTY GROUP

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2103 Jumping Pound Common Cochrane, Alberta

MLS # A2275270



\$390,000

Division:	Jumping Pound Ridge		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,280 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Additional Parking, Garage Door Opener, Garage Faces Rear, Insulated, Single Car		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot		

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

Water:	-
Sewer:	-
Condo Fee:	\$ 235
LLD:	-
Zoning:	R-MD
Utilities:	-

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!