



**2306 Jumping Pound Common
Cochrane, Alberta**

MLS # A2278821



\$390,000

Division: Jumping Pound Ridge

Type: Residential/Five Plus

Style: 3 (or more) Storey

Size: 1,290 sq.ft. **Age:** 2017 (9 yrs old)

Beds: 2 **Baths:** 1 full / 1 half

Garage: Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Rear, Sim

Lot Size: 0.03 Acre

Lot Feat: Back Lane, Landscaped, Street Lighting

Heating: Forced Air

Water: -

Floors: Carpet, Ceramic Tile, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 235

Basement: None

LLD: -

Exterior: Wood Frame

Zoning: R-MD

Foundation: Poured Concrete

Utilities: -

Features: Kitchen Island, Quartz Counters, Storage

Inclusions: N/A

Welcome to this beautifully maintained townhouse located in beautiful Cochrane, Alberta, where small-town charm meets modern convenience. Offering 2 bedrooms and 1.5 bathrooms, this bright and spacious home features a functional layout perfect for families, professionals, or first-time buyers. Flex room with endless possibilities, use this space as an office, game room or extra space for guest. Perfect with the 2 piece powder room only steps away. The open-concept main floor is filled with natural light and showcases a well-appointed kitchen with modern appliances, ample cabinetry, while seamlessly flowing into the dining and living areas;ideal for entertaining or relaxing at home. Upstairs, you'll find generously sized bedrooms and laundry. Enjoy your private balcony, driveway with attached garage and low-maintenance living in a quiet, well-managed community. Conveniently located close to Bow River pathways, parks, shopping, and downtown Cochrane, with easy access to Calgary and the Rocky Mountains. This move-in-ready townhouse offers exceptional value and an unbeatable Cochrane lifestyle;don't miss your opportunity to call it home.