



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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, Sin		
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.