



**GRASSROOTS**  
REALTY GROUP

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## 196 Jumping Pound Terrace Cochrane, Alberta

**MLS # A2281869**



# \$789,000

<b>Division:</b>	Jumping Pound Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,340 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Few Trees, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Sauna, Soaking Tub, Storage, Walk-In Closet(s), Wood Counters		
<b>Inclusions:</b>	Sauna, 2nd Refrigerator, Bonus Room Couch, TV Mount, Climbing Wall		

Nestled in the mature community of Jumping Pound, this beautifully designed home offers the perfect blend of nature, functionality, and modern style—just moments from scenic walking trails overlooking Jumping Pound Valley and the Bow River. Step inside to an open-concept main floor inspired by clean Scandinavian design, featuring custom built-in cabinetry with integrated lockers—ideal for busy family life and effortless organization. The heart of the home is an entertainer’s dream, with a thoughtfully designed kitchen showcasing butcher block countertops, a six burner gas stove, stylish two-tone cabinetry, an elegant subway tile backsplash, and a convenient walk-through pantry. The living room is warm and inviting, highlighted by built-in cabinetry, a gas fireplace, and a striking natural brick surround. The main level is completed with rich natural wood accents, a two piece bathroom, cozy office nook, and direct access to the attached double garage. Upstairs, you’re welcomed by a bright family-oriented bonus area flooded with natural light complete with built-in seating, along with two generously sized bedrooms and a four-piece bathroom. The primary retreat is a true sanctuary, featuring a spa-inspired ensuite with an elegant claw-foot soaker tub, dual vanity, and a glass-enclosed shower accented with subway tile. A walk-through closet connects seamlessly to the upper-level laundry room for ultimate convenience. The fully developed basement offers a second open-concept entertainment space, an additional bedroom, and a three-piece bathroom complete with a sauna—perfect for relaxation or hosting guests. Outside, the fully landscaped and fenced backyard features a dual level deck accented by mature trees, creating an ideal setting for family gatherings and outdoor entertaining. Located close to exceptional local

amenities including a daycare, dance studio, ball diamond, multiple parks, and a nearby dog park, this home truly offers something for everyone. This could be your next home—where lifestyle, comfort, and community come together.