1403 Jumping Pound Common
Cochrane, Alberta

MLS # A2285401

$439,800

Division:	Jumping Pound Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,155 sq.ft.	**Age:**	2016 (10 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas		**Water:**	-
Floors:	Carpet, Laminate		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	$ 289
Basement:	Full		**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame		**Zoning:**	R-MD
Foundation:	Poured Concrete		**Utilities:**	-
Features:	Bathroom Rough-in, Granite Counters, Vinyl Windows			

Inclusions:	N/A

Live Steps from Nature: Walk right out to the serene ravine and river for walking trails, scenic views, and summer/winter recreation. Located in a well-maintained complex, with easy access to schools, shopping, and transit. This home offers an open-concept living and dining area which boasts laminate flooring, abundant natural light, and a convenient two-piece bath tucked down the hall. The dining area leads out to your private, fenced backyard and deck with a gas BBQ hookup—perfect for relaxation, pets, and small children. Upstairs, the expansive primary bedroom is a true retreat with a walk-in closet and a luxurious 4-piece ensuite with granite. Two additional good-sized bedrooms, a second 4-piece bath (also with granite), and a dedicated laundry area complete the upper level. The lower level is undeveloped with a 3 piece rough in for another bathroom. As an added bonus the common walls in the basement have been upgraded with additional sound proofing. This home has been very well cared for by the original owner and is move in ready! A fantastic combination of location & functionality. Call for a showing today and discover why Living in Cochrane is Loving where you Live!