



GRASSROOTS
REALTY GROUP

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**801 Jumping Pound Common
Cochrane, Alberta**

MLS # A2285624



\$470,000

Division:	Jumping Pound Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,158 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 320
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: Built in tool bench and storage shelving in garage

**** Open House: Saturday, Feb. 14th 12-2pm and Sunday, Feb. 15th 12-2pm **** Rare opportunity in Jumping Pound! location, location, location! Beautifully maintained and updated End Unit townhome with 1,156 sq. ft of well thought out living space, and backing directly onto South facing green space and a playground, with no neighbours behind. This sought after home features a rare double attached garage, open plan kitchen/dining/living room with easy access to the south facing backyard from the dining area, and abundant natural light throughout. Upstairs offers a primary bedroom with walk in closet and ensuite, plus two additional good sized bedrooms, a full family bathroom, and convenient upper level laundry. Steps from walking and biking paths and just minutes to the Bow River; ideal for outdoor enthusiasts and commuters alike. Well cared for and move in ready! A fantastic combination of location, functionality, and curb appeal. Ideally located just minutes from Schools, Shopping, Restaurants and a wide range of everyday amenities. Book your showing today.