



**1208 Jumping Pound Common
Cochrane, Alberta**

MLS # A2294424



\$515,000

Division:	Jumping Pound Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,151 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Backs on to Park/Green Space, Gazebo, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 288
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: Window Coverings including Blackout shade in Master bedroom, Security System Equipment to stay (with buyer not obligated to a contract), Garage Door Remote (2), water softener (EcoSmart),

****OPEN HOUSE SATURDAY, MARCH 28th 1:00-3:00pm**** Welcome to one of Cochrane's most coveted townhome locations—where uninterrupted views of Jumping Pound Nature Reserve and Jumping Pound Creek. Backing onto open landscape, this home offers a rare sense of privacy, peace, and connection to the outdoors that sets it apart from the rest. From the moment you walk in, your eye is drawn straight through the home to the expansive views beyond—filling the space with natural light and an immediate sense of calm. Thoughtfully designed and beautifully maintained this modern 3-bedroom home blends clean lines with warm, inviting finishes. At the heart of the home, the bright kitchen is both stylish and functional, featuring white cabinetry, quartz countertops, a contemporary backsplash - perfect for everything from quiet mornings to entertaining guests. The open-concept layout is enhanced by 9'squo; ceilings and vinyl flooring, and newer tile creating a seamless and elevated feel throughout. Additional convenient features such as a blackout blind in the master bedroom, Ecosmart water softener have been added to the home. Upstairs, you'squo;ll find three bedrooms, including a serene primary retreat with an upgraded shower and walk in closet. The basement awaits your finishing touches to add additional living space and a bathroom. The attached garage will keep your vehicle dry and out of the elements or provides a perfect storage space for your hobbies and toys. Step outside to your private back deck, where a gas line is ready for summer BBQs and evenings spent soaking in the peaceful surroundings. Immaculately maintained and finished and effortlessly connected to nature, all while being close to everything Cochrane has to offer. A rare opportunity in an unbeatable location—this is the one

you've been waiting for.