



**31 Jumping Pound Rise
Cochrane, Alberta**

MLS # A2295455



\$689,900

Division:	Jumping Pound Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,854 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Storage		

Inclusions: White bookcases in basement.

OPEN HOUSE SUNDAY, MARCH 29th 2-4PM | Tucked into the heart of Jumping Pound Ridge, where neighbours still wave from their driveways and kids play street hockey until the sun goes down, this is the kind of home that just feels right the moment you arrive. Picture summer evenings with the sound of laughter drifting through the street, impromptu baseball toss out front, and quick walks down to the creek to cool off on those hot Alberta days. In the winter, some of the best sledding in town is just minutes away. Year-round you're surrounded by nature, with a large greenspace right across the road - your own extended backyard for dog walks and endless play. Inside, the home offers a fantastic layout for growing families, with four bedrooms upstairs - keeping everyone close - and a fifth bedroom in the fully finished basement, complete with its own full bathroom. Whether it's guests, teens, a home office or gym setup, there's space here for every stage of life. The home has been freshly painted, creating a bright and welcoming feel, and presents a great opportunity for its new owners to add their own style and updates over time. This is more than just a house, it's a lifestyle. A place where community still matters, where nature is part of your everyday, and where memories are waiting to be made!