



**108 Jumping Pound Common  
Cochrane, Alberta**

**MLS # A2299048**



**\$485,000**

<b>Division:</b>	Jumping Pound Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,159 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 288
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Storage		

**Inclusions:** Privacy screen and string lights on balcony, privacy plants in backyard.

END UNIT | NO UNIT DIRECTLY BEHIND | BRAND NEW FURNACE & HOT WATER TANK | OVER 1600 SQFT OF FINISHED LIVING SPACE | Well positioned within the complex, with no direct neighbours behind, this end unit offers a nice balance of privacy, functional space, and easy access to the outdoors. With pathways and the nearby Nature Reserve & creek just steps away, it's a location that makes getting outside feel simple - whether it's a quick walk, a bike ride, or letting the kids explore. Inside, the layout is practical and comfortable, with over 1,600 sq ft of finished living space designed to fit everyday life. The main floor includes a convenient half bath tucked near the entrance, along with a bright and open living area. Upstairs, you'll find three bedrooms, an ensuite, laundry, and another full bathroom, creating a great setup for families. The fully finished walkout basement adds even more flexibility, complete with an additional full bathroom - ideal for guests, older kids, or a separate hangout space. Parking is easy with both a garage and driveway, giving you that extra convenience day to day. And as a bit of a bonus, the top floor offers a unique vantage point of the town - perfect for catching the Canada Day fireworks from the comfort of home. 108 Jumping Pound Common is well-rounded home in a great location, offering space, function, and an easy connection to nature year-round.