



**1502 Jumping Pound Common  
Cochrane, Alberta**

**MLS # A2299184**



**\$526,500**

<b>Division:</b>	Jumping Pound Ridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,148 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 288
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** Blinds & Curtain Rods

The 1500 block is the BEST block in this incredible townhome community - sitting at the very edge of the complex, backing onto gorgeous rolling hills with panoramic views of nature behind! THIS is why you live in Cochrane - the views, the wildlife, the walking trails right behind your house and the small-town feel. Far from any roads, the peace and tranquility is unmatched on this end of the complex. Imagine enjoying morning coffee on your south-facing upper deck while the sun rises over the ravine or gardening with full sunlight in your own fenced backyard. Unlike many units in this complex that have a flight of stairs up to the kitchen level, this is a 2-storey layout with the kitchen, living and dining areas on the ground floor - the same level as your convenient attached garage! Bright white kitchen has a timeless feel and features granite counters & stainless steel appliances while the open concept living area gives multiple layout options for furniture. The main level deck is perfect for BBQs and al fresco eating! The upper level has 2 large bedrooms, each with their own full bathroom and oversized closet, as well as stacked laundry with ample storage. And the true standout feature of this home is the fully finished walkout basement, an extra 500 square feet of living space, which provides an incredible bonus area for a home office, rec room, kids play area, home gym, etc. with big windows and direct access to the south backyard. With low condo fees and a location with easy access in and out of town to get to the mountains, you just can't beat this lifestyle! This unit has been lovingly cared for by the original owner and is in excellent condition for its next chapter.