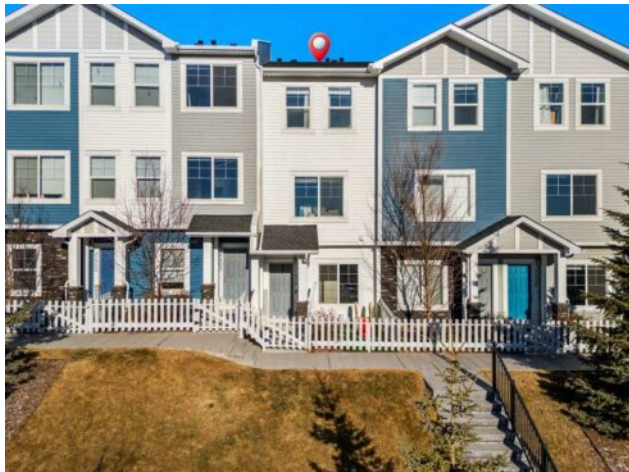




**2404 Jumping Pound Common
Cochrane, Alberta**

MLS # A2186352



\$419,900

Division:	Jumping Pound Ridge		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,364 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Front Yard, Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 227
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: upper shelving in the garage, shelving above toilet, shelving in den area

Welcome to 2404 Jumping Pound Common with almost 1375sqft total living space – this spacious and inviting home is nestled in the serene community of Jumping Pound Ridge, where you can enjoy the picturesque bike and walking paths that wind along the ridge, offering a perfect balance of tranquility and adventure. This beautifully designed townhouse is a thoughtfully laid-out living space, filled with modern features and comforts. Key highlights include: | Single Attached Garage with Driveway| Fresh Paint Throughout | Elegant Stone Counters | Fully Finished and Move-in Ready | 2 Spacious Bedrooms | 2 Full Bathrooms + ½ Bath | Flexible Den Space for Your Lifestyle | Stunning Views of Jumping Pound Creek | Low Condo Fees | Quick Possession Available | Own Fenced Front Yard| Step inside and be welcomed by soaring 9-foot ceilings and a bright, airy foyer freshly painted in neutral tones. To your right, a versatile den space offers endless possibilities – whether you need a home office, gym, or a cozy reading nook. The open-concept main floor is bathed in natural light thanks to large windows, creating a warm and inviting atmosphere throughout. The kitchen is a true centerpiece, perfect for family gatherings or entertaining friends. It features sleek floor-to-ceiling cabinetry, providing ample storage space, complemented by a stunning stainless steel appliance package and a gorgeous quartz countertop that makes meal prep a pleasure. The adjacent dining area is spacious enough for large family dinners, and seamlessly flows into the cozy south-facing living room. From here, you can relax and unwind while taking in the breathtaking views of Jumping Pound Creek – the perfect backdrop after a busy day. Upstairs, you'll find a spacious primary bedroom designed to be your personal retreat, complete with his-and-her closets and a private,

luxurious 4-piece ensuite. Indulge in the calm of stone countertops and your own owners tub shower combo, ideal for unwinding after a long day. A second generously sized bedroom and full bathroom, along with convenient upper-level laundry, make this home both practical and comfortable. Enjoy summer BBQs on your private upper patio, complete with a gas BBQ hookup just off the kitchen. The fenced yard offers privacy, while the attached garage provides extra storage space for your gear, bikes, or seasonal items, with the added benefit of a driveway pad for additional parking. This community is beautifully landscaped, featuring lush trees, vibrant shrubs, and white picket fences, creating a welcoming atmosphere. Ample visitor parking is available, and with a quick route to the mountains and just a short drive to downtown Cochrane, you're perfectly positioned to enjoy the best of both worlds. With low-maintenance living and exceptional value at this price point, 2404 Jumping Pound Common is a wonderful place to call home. Don't miss out – book your viewing today!