



**2410 Jumping Pound Common  
Cochrane, Alberta**

**MLS # A2188366**



**\$445,000**

<b>Division:</b>	Jumping Pound Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,481 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Few Trees, Front Yard, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 256
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Quick Possession available for this CHARMING 3 Bedroom END UNIT offering over 1400SF of LIVING SPACE, a SINGLE &rdquo;Attached&rdquo; GARAGE, beautiful OPEN LIVING / DINING / KITCHEN AREA featuring a &ldquo;CHEF INSPIRED KITCHEN&rdquo;, FRONT PATIO and quaint FRONT YARD in the FAMILY FIT community of Jumping Pound is HOME. In addition to a great community these units are so well designed from the front door in. On your main level you have a multi-use ROOM, i.e. Den / Study / TV area with 2PC Bath and your entrance into the GARAGE. The Second Level is one big OPEN ROOM with a Stunning Kitchen and Patio. Upstairs you have 2 Bedrooms, a 4PC Bath and SPACIOUS &ldquo;Primary Bedroom&rdquo; with 4pc Ensuite and 2 large Closets. Call today to VIEW!!!