



**1304 Jumping Pound Common
Cochrane, Alberta**

MLS # A2191591



\$419,999

Division:	Jumping Pound Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,245 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Front Yard, Level, Low Maintenance Landscape		

Heating: Forced Air

Floors: Carpet, Tile

Roof: Asphalt Shingle

Basement: See Remarks

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Kitchen Island, Open Floorplan, Quartz Counters

Water: -

Sewer: -

Condo Fee: \$ 265

LLD: -

Zoning: R-MD

Utilities: -

Inclusions: N/A

Welcome home! Nestled in the wonderful family community of Jumping Pound, surrounded by amazing views and valleys. Walking paths galore, parks for the children, close to shopping, sports fields and so much more. This home will provide you with an elegant feel but is perfect for the growing family, 2.5 bathrooms, 2 large bedrooms, big windows through out allowing plenty of natural light to shine in. Fantastic kitchen layout with an eating area just of the island which leads out to your own personal walk out fenced yard, perfect for BBQ's, entertaining, or just soaking up the sun with a good book. Upstairs laundry, primary suite has two large closets, and a 4 pce ensuite with a bathtub. Single car attached garage with lots of storage, there is a flex room in the back of the garage that can be made into an office, a gym, wine room, storage or a lil getaway ! Come check out what this home as to offer, you won't be disappointed.