



**504 Jumping Pound Common
Cochrane, Alberta**

MLS # A2193626



\$525,000

Division:	Jumping Pound Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,160 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Corner Lot, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 308
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters		

Inclusions: window coverings, tv in basement

Impeccably maintained original owner townhouse! This beautifully appointed end unit home is located directly across from open space and adjacent to visitor parking. This move-in ready 3 bedroom home is fully developed with tasteful colour selections and upgrades throughout. You will love the ceramic tile at the main entrance and laminate flooring on the rest of the main level. A powder room is discretely tucked at the front of the home and as you enter into the primary living space you will be wowed by the views, abundance of natural light and open plan. The kitchen features stainless appliances, granite counter tops and a practical breakfast bar. The dining room walks out to an upper level balcony, perfect for your BBQ (natural gas connection is there) or enjoying the sunrise with your morning coffee in the summer time! The upper level features three bedrooms, including a generously sized principle suite with 3 piece ensuite bathroom and walk-in closet. There is also a 4 piece bathroom and laundry with storage on this level. The walkout basement was recently developed with a beautiful rec room which is highlighted by a feature wall with birch built ins (wall mounted tv included). This versatile and bright space walks out to a lower level patio where you can enjoy your private fenced yard with raised garden beds. Lawn maintenance and snow removal are taken care of by the condo board so there is no work, yet you can have all the benefits of private outdoor space. The double front attached garage has ample space, built in storage, shelving and a heater. Discover the quiet and charm of the incredible community of Jumping Pound with its extensive walking trails adjacent to the Toki conservancy area today!