



GRASSROOTS
REALTY GROUP

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28 Jumping Pound Rise Cochrane, Alberta

MLS # A2195171



\$735,000

Division:	Jumping Pound Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,416 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Cedar, Stone, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Projector screen		

Welcome to 28 Jumping Pound! This stunning BUNGALOW with a FULLY FINISHED WALKOUT BASEMENT offers the perfect blend of comfort and character within the beautiful community of Jumping Pound. Located near the Bow River and scenic walking/biking paths, this home is ideal for those who love nature and outdoor activities. Inside, you'll find an open floor plan with vaulted ceilings, a spacious kitchen featuring stainless steel appliances, granite countertops, and a large island with seating for three – perfect for family meals or entertaining guests. The home also boasts a dedicated theatre room and a pool table, ensuring endless entertainment options. The main floor offers everything you need for easy living, with the option to entertain in the walkout basement. Whether you're hosting a movie night or a dinner party, this home is designed for it all. Don't miss out on this exceptional property! Book your showing today!