



**2202 Jumping Pound Common
Cochrane, Alberta**

MLS # A2198447



\$440,000

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|------------------|---|---------------|------------------|
| Division: | Jumping Pound Ridge | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,361 sq.ft. | Age: | 2017 (8 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Concrete Driveway, Single Garage Attached | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Landscaped, Low Maintenance Landscape, Many Trees, Rectangular Lot, Tre | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 227 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-MD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows | | |
| Inclusions: | N/A | | |

This modern style town home offers everything you have been looking for. Upon entering this home, you will see the central court yard right front of entrance, which makes this home stands out. Main floor offers spacious entry that leads into a single attached garage, bright office/den and a 2 pcs bath. The open concept second floor provides ample living space in the form of a large kitchen, living room and dining room. The south-facing living room offers stunning views. The kitchen features an island, upgraded stainless steel appliances, quartz countertops, tiled backsplash, and a private balcony. The upper level is bright & sunny with plenty of windows & includes 2 Bedrooms. The large primary bedroom is very spacious, has a 4 piece ensuite bath with 2 big closets & 2 large windows. The 2nd bedroom is spacious as well with 4-piece bathroom right next to. The complex is beautifully landscaped, with trees, shrubs and white picket fences that adds to the charm. Conveniently located near Bow Ridge! Walk 30 seconds from your front door to the many walking paths along the ridge. Book your private viewing today & Don't miss out on this opportunity!!