



**2508 Jumping Pound Common  
Cochrane, Alberta**

**MLS # A2201408**



**\$449,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Jumping Pound Ridge  |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 3 (or more) Storey   |               |                   |
| <b>Size:</b>     | 1,451 sq.ft.   | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Heated Garage, In Garage Electric Vehicle Charging Station(s), Single Garage |               |                   |
| <b>Lot Size:</b> | 0.04 Acre  |               |                   |
| <b>Lot Feat:</b> | Landscaped, Level, Street Lighting, Views                                    |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank   | <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, Open Floorplan, Quartz Counters, Vinyl Windows |                   |        |

**Inclusions:** N/A

Welcome to this immaculate 3-bedroom, 2.5-bathroom end unit townhome — a former showhome that effortlessly blends style, comfort, and functionality. Nestled in one of the best locations, where you are steps away from the school bus stop across the street, where views are present through every window, and access in and out is a breeze, this is the one! Step inside to discover a bright, open-concept living space flooded with natural light, thanks to expansive windows and the coveted end unit location. The kitchen is a chef’s dream, featuring sleek quartz countertops, stainless steel appliances, spacious island, and abundant cabinet space. Just off the kitchen, the south-facing balcony just off the kitchen is a welcoming sight. It is perfect for that morning coffee or the outdoor family meal. Upstairs, the primary bedroom serves as a private retreat, complete with his and her’s closets and a 3-pc ensuite featuring with a glass-enclosed shower. The laundry is conveniently located in the upper-level and has been upgraded to an energy efficient modern LG 2-1. Two additional generously sized bedrooms, a full bath complete the level. The entry level offers a comfy space just perfect home a home office, or can be flexed into a gym or play area! The single attached garage has you covered - it’s heated, along with upgraded lighting as well as a 220V charging station for an electronic vehicle. Freshly painted and just a minute walk from the playground! Townhomes like this one are the total package. Don’t miss out on this rare opportunity — schedule your private showing today!