



**1207 Jumping Pound Common  
Cochrane, Alberta**

**MLS # A2205855**



**\$525,000**

<b>Division:</b>	Jumping Pound Ridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,198 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 278
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** N/A

Welcome to the best location of any town home in Cochrane—a spot that feels like it was made just for you. Perfectly perched to capture the rolling views of Jumping Pound, this stunning home backs directly onto nature, offering a peaceful, private setting that’s truly one of a kind. From the moment you step through the front door, the view draws you in—expansive, open, and breathtaking. Inside, this sleek and modern 3-bedroom home is beautifully upgraded with thoughtful finishes and designer touches throughout. The heart of the home is the bright white kitchen, featuring shaker cabinets, a stylish backsplash, quartz countertops, warm wood shelving and a premium KitchenAid appliance package—perfect for morning coffee or evening gatherings. Ceilings and wide-plank LVP flooring create an open, elegant flow, while matching tile in the entry, bathrooms, and laundry room tie everything together with a polished feel. This is a smart home in every sense—with LED lighting throughout, smart locks, a doorbell camera, and built-in smart wiring designed to keep you connected and secure. A central vacuum system and head-end data panel add even more function behind the scenes. Upstairs, you’ll find three spacious bedrooms, including a serene primary retreat with room to unwind. The finished basement offers incredible flexibility, featuring sound-insulated ceilings, theatre rough-ins, and a large storage room roughed-in for a future bathroom. Whether you’re envisioning movie nights, a home gym, or a creative studio, this space is ready for your vision. The attached garage is another standout—with a high-end floor coating, slat-board shelving, and even a hose bib for easy cleanups. Out back, your private deck is ready for summer evenings, with a gas line already in place for BBQ season. In

immaculate condition and decorated with timeless style, this is more than just a townhome—it's a lifestyle. Quiet, connected to nature, and finished to perfection, it offers everything you need in a location that's truly second to none. This is your chance to live in one of Cochrane's most coveted spots—welcome home.