



**GRASSROOTS**  
REALTY GROUP

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## 48 Jumping Pound Terrace Cochrane, Alberta

**MLS # A2212196**



**\$900,000**

<b>Division:</b>	Jumping Pound Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,611 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s)		

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full, Walk-Out To Grade

**Exterior:** Composite Siding, Stone, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-LD

**Utilities:** -

**Inclusions:** 2 x Half oak barrel planters, square planters

**\*\* OPEN HOUSE SUNDAY JUNE 22, 11AM - 1PM\*\*** Welcome to 48 Jumping Pound Terrace &ndash; a beautifully designed 4-bedroom, 3.5-bathroom walkout home that offers space, style, and stunning natural light throughout all levels. Sitting above the neighbouring homes behind, this property offers both a sense of privacy and scenic views from the main and upper floors. The main level showcases rich hardwood flooring, a bright open-concept layout, and a dramatic living room with soaring ceilings open to above. A striking floor-to-ceiling stone fireplace serves as the focal point, creating a cozy yet elegant atmosphere. The spacious kitchen features a walk-through pantry, ideal for organization and ease, and the dining area is perfectly positioned to enjoy the views. A convenient main floor den, laundry, and powder room round out this level. Upstairs, you'll find a large bonus/family room drenched in natural light&mdash;perfect for movie nights or a quiet reading corner. Tucked between the primary suite and the open-to-below space is a **\*\*cleverly designed homework or study nook\*\***, ideal for kids or as a small home office setup. The expansive primary bedroom easily accommodates a king-sized suite and is paired with a luxurious ensuite boasting a soaker tub, double vanity, and separate shower. The second and third bedrooms feature charming wainscoting and are perfect for family or guests. The fully finished walkout basement is an entertainer's dream, complete with a wet bar, built-in bookcase and entertainment feature, dedicated wine room, spacious rec area, 4th bedroom, full bath and in-floor heat. Oversized windows ensure the lower level feels bright and welcoming. Step outside to enjoy a private backyard retreat with mature berry bushes and a natural slope that enhances both privacy and views. The location is unbeatable&mdash;with **\*\*quick access to**

a nearby park area, extensive walking paths, and scenic walking access to both the Bow River and Jumping Pound Creek\*\*&mdash;ideal for nature lovers and active lifestyles. This home is the perfect blend of functionality, comfort, and refined details, nestled in one of Cochrane&rsquo;s most desirable communities.