



**48 Jumping Pound Terrace
Cochrane, Alberta**

MLS # A2212196



\$900,000

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

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

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

Inclusions: 2 x Half oak barrel planters, square planters

Welcome to 48 Jumping Pound Terrace – 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—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—with **quick access to a nearby park area, extensive walking paths, and scenic walking

access to both the Bow River and Jumping Pound Creek**—ideal for nature lovers and active lifestyles. This home is the perfect blend of functionality, comfort, and refined details, nestled in one of Cochrane’s most desirable communities.