

# \$440,000 - 2202 Jumping Pound Common, Cochrane

MLS® #A2198447

**\$440,000**

2 Bedroom, 3.00 Bathroom, 1,361 sqft

Residential on 0.03 Acres

Jumping Pound Ridge, Cochrane, Alberta

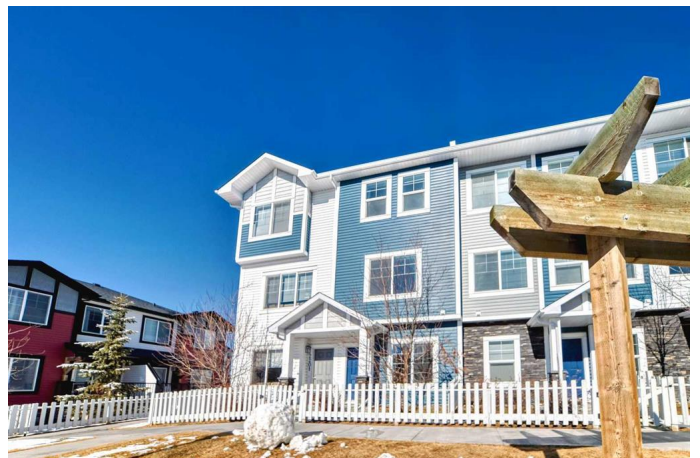
This modern style town home offers everything you have been looking for. Upon entering this home, you will see the central court yard right front of entrance, which makes this home stands out. Main floor offers spacious entry that leads into a single attached garage, bright office/den and a 2 pcs bath. 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 & Donâ€™t miss out on this opportunity!!

Built in 2017

## Essential Information

MLS® # A2198447

Price \$440,000



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,361         |
| Acres          | 0.03          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2202 Jumping Pound Common |
| Subdivision | Jumping Pound Ridge       |
| City        | Cochrane                  |
| County      | Rocky View County         |
| Province    | Alberta                   |
| Postal Code | T4C 2L1                   |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Visitor Parking                           |
| Parking Spaces | 2                                         |
| Parking        | Concrete Driveway, Single Garage Attached |
| # of Garages   | 1                                         |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows   |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                   |
| Cooling           | None                                                                                                      |
| Basement          | None                                                                                                      |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Balcony, Courtyard                                                        |
| Lot Description   | Landscaped, Low Maintenance Landscape, Many Trees, Rectangular Lot, Treed |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 17th, 2025 |
| Days on Market | 45               |
| Zoning         | R-MD             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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