



THE A-TEAM

RE/MAX FIRST

1902 JUMPING POUND Common, Cochrane T4C 1V4

MLS@#: A2137478 Area: Jumping Pound Ridge Listing Date: 06/04/24 List Price: \$510,000
Status: Active County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Cochrane
Year Built: 2018
Finished Floor Area: 1,711
Lot Sz Ar: 1,980 sqft
Ttl Sqft: 1,711
Access: Other
Lot Feat: Single Garage Attached
Park Feat: Single Garage Attached

DOM

24
Layout
Beds: 3 (3)
Baths: 3.0 (2 2)
Style: 3 Storey

Parking

Ttl Park: 2
Garage Sz: 1

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: None
Construction: Vinyl Siding, Wood Frame
Flooring: Carpet, Tile, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Int Feat: Open Floorplan
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Living Room, 4pc Bathroom, and Bedroom with their respective levels and dimensions.

Legal/Tax/Financial

Condo Fee:  
**\$290**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R-MD**

Legal Desc: **2011910**

Remarks

Pub Rmks: **3 bedroom, 2 full bathroom, 2 half bathroom townhome in the serene community of Cochrane, offering a perfect blend of modern living and natural beauty. This 3 story home features a single garage and driveway for convenient parking. The ground floor boasts a bright rec room, tons of storage and a half bathroom. The open concept second floor is perfect for entertaining and living, with a spacious kitchen, dining, and living room area. The third floor offers three comfortable bedrooms. The master bedroom has an en-suite with a shower. A full bathroom with a shower and bathtub is available in the upstairs hallway for everyone else. Experience the tranquility of this safe neighbourhood, nestled among breathtaking foothills and overlooking a picturesque river. Delight in the nearby playground, perfect for families with kids. Escape the city hustle without sacrificing convenience and enjoy the refreshing mountain air in this idyllic townhome.**

Inclusions:  
Property Listed By: **N/A**  
**Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













