



THE
A-TEAM

**RE/MAX
FIRST**

201 JUMPING POUND Terrace, Cochrane T4C 0K5

MLS® #: **A2142280** Area: **Jumping Pound Ridge** Listing Date: **06/18/24** List Price: **\$799,000**
Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2010**
Lot Information
Lot Sz Ar: **4,900 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,036**
Low Sqft:
Ttl Sqft: **2,036**

DOM

19
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Fruit Trees/Shrub(s),Garden,Gentle Sloping,No Neighbours Behind,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Shingle Siding,Stone,Vinyl Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Gas Range,Microwave Hood Fan,Washer,Window Coverings**
Int Feat: **Bar,Central Vacuum,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`9" x 12`11"
Dining Room	Main	14`1" x 10`3"
Bedroom - Primary	Second	16`0" x 11`11"
Bedroom	Second	11`7" x 12`3"
Family Room	Lower	16`9" x 12`6"
4pc Ensuite bath	Second	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	12`6" x 12`6"
Laundry	Main	10`8" x 8`3"
Bedroom	Second	10`0" x 11`11"
Bonus Room	Second	13`6" x 14`0"
Game Room	Lower	22`9" x 13`4"
4pc Bathroom	Second	0`0" x 0`0"

3pc Bathroom

Lower

0`0" x 0`0"

2pc Bathroom
Legal/Tax/Financial

Main

0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

0812467

Zoning:
R-LD

Remarks

Pub Rmks:

UNDER CONTRACT. SELLERS WILL ALLOW SHOWINGS WITH BACK UP OFFERS CONDITIONAL TO THE FIRST OFFER NOT COMPLETING. Outstanding view property featuring exceptional mature gardens, a fabulous waterfall feature, and a myriad of lilac trees and rock accents. This beautifully kept family home boasts exceptional street appeal with columnar Aspens lining the driveway and a unique Hawthorne flowering tree in the front garden. As you enter the covered entry, you are immediately taken aback by the incredible views over the escarpment and park to the East overlooking Cochrane. An open plan features a cozy living room with a central fireplace, an island kitchen with granite countertops, stainless steel appliances, a corner pantry and a sun-filled dining area with a designer iron chandelier. Meander outside to the relaxing sunny deck and enjoy your morning coffee listening to the waterfall feature and the sounds of birds in the background overlooking the vibrant colors of the perennial gardens. A large laundry/mud room leads to an oversized garage. Ascend to the upper level bonus room where a gigantic West window allows for streams of natural light throughout the day. This space could be used as a wonderful home office, exercise room, kids playroom or as a guest bedroom. The primary suite has incredible views, a walk-in closet and its own four-piece ensuite. Two more bedrooms and a full bathroom complete this lovely upper level space. The lower level walk-out has a family room and a large recreation area, a walk-up wet bar and another full bathroom. Make this special location your new family home!

Inclusions:
Property Listed By:

**Pump for Water Fountain, Lower Level Television, Speakers and Receiver, Garage Openers (2)
Coldwell Banker Mountain Central**

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









