



THE
A-TEAM

**RE/MAX
FIRST**

63 JUMPING POUND Terrace, Cochrane T4C 0K6

MLS® #: **A2153224** Area: **Jumping Pound Ridge** Listing Date: **08/02/24** List Price: **\$887,500**
 Status: **Active** County: **Rocky View County** Change: **-\$12k, 16-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **5,963 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,880**
 Low Sqft:
 Ttl Sqft: **2,880**

DOM

47
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Creek/River/Stream/Pond,Environmental Reserve,Fruit Trees/Shrub(s),See Remarks**

Park Feat:

Double Garage Attached,Oversized

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Other,Private Yard,Rain Barrel/Cistern(s)**

Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmnt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Bathroom Rough-in,Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	21`3" x 15`3"	Living Room	Main	19`7" x 16`9"
Dining Room	Main	13`5" x 10`1"	Office	Main	12`1" x 9`5"
Bonus Room	Upper	18`0" x 15`11"	Laundry	Upper	6`0" x 5`9"
Bedroom - Primary	Upper	17`5" x 15`11"	Bedroom	Upper	15`5" x 10`0"

Bedroom
4pc Bathroom

Upper
Upper

12`1" x 10`9"
9`3" x 4`11"

2pc Bathroom
4pc Ensuite bath
Legal/Tax/Financial

Main
Upper

7`1" x 2`11"
17`0" x 7`3"

Title:
Fee Simple
Legal Desc:

0812467

Zoning:
R-LD

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY SEPTEMBER 21 from 1PM - 3PM | Welcome to your dream home in Jumping Pound Ridge, a stunning property overlooking the tranquil Jumping Pound Creek and Toki Nature Reserve. Step inside to find luxurious HARDWOOD floors leading to a cozy main floor, featuring a GAS FIREPLACE with an elegant mantle. The versatile front room can be adapted to your lifestyle, serving perfectly as a dining or sitting room. The pristine white kitchen is a chef's delight, boasting GRANITE COUNTERTOPS, a spacious WALK-IN PANTRY, and a convenient COFFEE BAR. Adjacent to the kitchen is an OFFICE ON THE MAIN FLOOR, ideal for remote work or study, and a well-organized mudroom equipped with a shoe cabinet. Upstairs, a generous BONUS ROOM offers a perfect space for family entertainment. Two bedrooms upstairs are so nice and bright, one has a walk-in closet. The master suite, which is a true retreat features BREATHTAKING VIEWS of the Valley and has an ENSUITE bathroom that combines functionality and a serene private space for relaxation. The unfinished basement provides ample potential, with space to add two additional bedrooms, a recreational area, and a bathroom, allowing you to customize it to your needs. The home also includes an OVERSIZED GARAGE with epoxy floors and a LOFT for extra storage. The beautiful backyard is a gardener's paradise, complete with GARDEN BOXES, thriving raspberry and black currant bushes. Enjoy outdoor living with a charming SHED, a PERGOLA offering delightful shade, and a stylish stamped concrete sidewalk. Modern conveniences are at your fingertips with two furnaces, a water softener, and two humidifiers ensuring year-round comfort. This exquisite home combines natural beauty, thoughtful design, and modern amenities, making it the perfect sanctuary for you and your family. Don't miss this opportunity to own a piece of paradise in Jumping Pound Ridge.**

Inclusions: **2 x Rain Barrel(s), Outdoor Shed, Garden Boxes, Wooden Shelves in Basement**
Property Listed By: **eXp Realty**

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









