180 JUMPING POUND Terrace, Cochrane T4C 0K5

MLS®#:	**A2164204**	Area:	**Jumping Pound Ridge**	Listing Date:	**09/09/24**	List Price:	**$799,900**
Status:	**Active**	County:	**Rocky View County**	Change:	**None**	Association:	**Fort McMurray**

Open House
Tuesday, September 10th
4:00 - 6:00pm

General Information

Prop Type:	**Residential**			
Sub Type:	**Detached**			
City/Town:	**Cochrane**	**Finished Floor Area**		
Year Built:	**2012**	Abv Sqft:	**2,618**	
Lot Information		Low Sqft:		
Lot Sz Ar:	**4,484 sqft**	Ttl Sqft:	**2,618**	
Lot Shape:				

Access:
Lot Feat: **Back Yard,Landscaped,Level,Rectangular Lot**
Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Insulated**

DOM
10

Layout
Beds:	**6 (4 2)**
Baths:	**4.5 (4 1)**
Style:	**2 Storey**

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

Utilities and Features

Roof:	**Asphalt**
Heating:	**Forced Air,Natural Gas**
Sewer:	
Ext Feat:	**BBQ gas line**

Construction:	**Vinyl Siding**
Flooring:	**Carpet,Ceramic Tile**
Water Source:	
Fnd/Bsmt:	**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer,Water Purifier,Water Softener,Window Coverings**
Int Feat: **Central Vacuum,Granite Counters,High Ceilings,Open Floorplan,Pantry,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	**Main**	**14`4" x 14`1"**	**Kitchen**	**Main**	**20`9" x 10`10"**
Dining Room	**Main**	**10`8" x 14`1"**	**Office**	**Main**	**13`0" x 10`7"**
2pc Bathroom	**Main**		**Family Room**	**Upper**	**13`6" x 14`0"**
Laundry	**Upper**	**10`2" x 5`1"**	**Bedroom - Primary**	**Upper**	**13`11" x 14`2"**
Bedroom	**Upper**	**10`9" x 13`6"**	**Bedroom**	**Upper**	**10`5" x 11`6"**

Bedroom	Upper	9`8" x 11`9"	Loft	Upper	11`5" x 17`10"
4pc Bathroom	Upper		4pc Ensuite bath	Upper	
5pc Ensuite bath	Upper		Game Room	Basement	23`5" x 17`0"
Storage	Basement	9`9" x 17`7"	Bedroom	Basement	9`7" x 12`0"
Bedroom	Basement	9`7" x 13`11"	4pc Bathroom	Basement	

Legal/Tax/Financial

Title:		**Zoning:**	
Fee Simple		**R-LD**	
Legal Desc:	**0812467**		

Remarks

Pub Rmks: **6 BEDROOM - 4.5 BATHROOM HOME | 4 BEDROOMS ON UPPER LEVEL | 3 FULL BATHROOMS ON UPPER LEVEL | Nestled in the coveted Jumping Pound Ridge, this distinguished 2,617 sq ft, 2-storey residence offers an array of impressive features. Upon entry, a spacious foyer with a lit art niche welcomes you. The main floor is complemented by 9-foot ceilings and Castagno Wood Effect Porcelain Tile flooring throughout offering both practicality and style. In the heart of the home is a dream kitchen featuring under-mount lighting, stone countertops, a large central island and stainless-steel appliances. Also on the main floor, you will find a half bath and a sound-dampened office creating a great space to work from home. On the upper level, you will enjoy four bedrooms, 3 full bathrooms, including two ensuites, a large bonus room and a laundry room to ensure comfort and functionality. The king-sized primary retreat boasts a generous walk-in closet, dual sinks in the ensuite, a luxurious soaker tub, and a separate walk-in shower. The lower level also has 9' ceilings and expands the living space with two additional bedrooms, a full bathroom, and a sizable recreation area ideal for entertaining. The west backyard finishes off this home nicely with a composite deck, hot tub area, BBQ gas line and firepit area. Other benefits of this home are a gas line run to the stove and dryer, a dual zone furnace and extra plugs and an electrical panel in the garage. Jumping Pound Ridge is one of the most sought-after neighbourhoods in Cochrane with quiet streets, picturesque pathways overlooking Jumping Pound Creek, a community park and easy access to Cowboy Trail. No wonder Cochrane is one of the fastest-growing communities in Canada with its beautiful scenery, proximity to the mountains and all the amenities you would expect from a big city.**

Inclusions: **N/A**

Property Listed By: **RE/MAX First**

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Creek

Path