

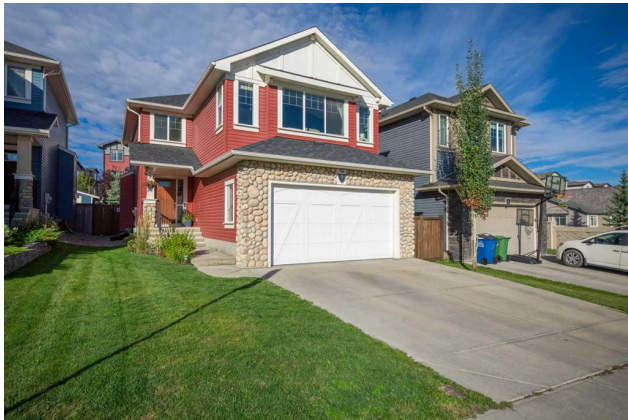


THE
A-TEAM

**RE/MAX
FIRST**

7 JUMPING POUND Terrace, Cochrane T4C 0K2

MLS® #: **A2168340** Area: **Jumping Pound Ridge** Listing Date: **09/24/24** List Price: **\$795,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **4,358 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,102**
 Low Sqft:
 Ttl Sqft: **2,102**

DOM

88
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped,Rectangular Lot,Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Closet Organizers,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`8" x 5`11"
Foyer	Main	6`7" x 7`2"
Laundry	Main	6`10" x 4`11"
Pantry	Main	5`1" x 10`9"
4pc Ensuite bath	Upper	9`3" x 10`8"
Bedroom	Upper	12`5" x 13`6"
Bedroom - Primary	Upper	12`0" x 16`0"

Room	Level	Dimensions
Dining Room	Main	14`0" x 9`4"
Kitchen	Main	12`3" x 13`5"
Living Room	Main	14`10" x 16`9"
4pc Bathroom	Upper	9`1" x 5`2"
Bedroom	Upper	12`6" x 12`0"
Family Room	Upper	20`2" x 13`8"
4pc Bathroom	Basement	4`10" x 10`5"

Bedroom
Game Room
Furnace/Utility Room

Basement
Basement
Basement

11' 4" x 9' 3"
19' 1" x 22' 9"
6' 6" x 10' 5"

Bedroom
Storage

Basement
Basement

11' 3" x 9' 3"
6' 5" x 4' 8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0812467

Zoning:
R-LD

Remarks

Pub Rmks:

Welcome to your dream home in the desirable Jumping Pound Ridge, Cochrane community. This exquisite two-story residence (the original showhome in this area) perfectly blends modern elegance and comfortable living. As you enter, you are greeted by beautiful engineered hardwood floors that flow throughout the main level, complemented by large windows that flood the space with natural light. The spacious foyer invites you into the heart of the home, where the cozy living room awaits, featuring a charming gas fireplace—perfect for those chilly evenings. The modern kitchen is a chef's delight, boasting a large center island, granite countertops, under-cabinet lighting, a gas stove and a generous walkthrough corner pantry. The open floor plan seamlessly connects the kitchen to a well-sized dining area, and a charming 2-piece bathroom and laundry room complete this level, ensuring functionality and ease. Venture upstairs to discover a stunning, large bonus family room where the views overlook the Cochrane Valley, with sunrises to die for. This level also features three inviting bedrooms, including the primary retreat, which offers a luxurious ensuite and a spacious walk-in closet. An additional 4-piece bathroom serves the other bedrooms, providing comfort and convenience for family and guests alike. The fully developed basement is an added bonus, featuring two additional bedrooms, a large recreation room, and ample storage space, along with a modern 4-piece bathroom and a second laundry room! Perfect for accommodating guests or creating a personal retreat. Step outside to your private backyard, with a large back deck, an entertainer's dream, a beautiful pergola, a hot tub privacy screen, and an outdoor gas fitting for your BBQ parties. This home backs onto a walking path, leading to incredible unobstructed views of the Jumping Pound Creek and valley. Kiddy corner to the property is ample green space, with a sledding hill, soccer fields and walking paths that lead right to the river. Don't miss the opportunity to make this stunning property your own. Schedule a viewing today and experience the charm and comfort of this exceptional home in Jumping Pound!

Inclusions:
Property Listed By:

N/A
Royal LePage Benchmark

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

