



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**56 JUMPING POUND Rise, Cochrane T4C0K6**

MLS®#: **A2169369** Area: **Jumping Pound Ridge** Listing Date: **09/30/24** List Price: **\$849,900**  
Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Cochrane**  
Year Built: **2011**  
Lot Information  
Lot Sz Ar: **4,510 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,539**  
Low Sqft:  
Ttl Sqft: **2,539**

DOM

**64**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **5**  
Garage Sz: **2**

Access:

Lot Feat: **Low Maintenance Landscape, Street Lighting, Rectangular Lot**  
Park Feat: **Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Off Street**

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked**  
Int Feat: **Breakfast Bar, Granite Counters, High Ceilings, No Smoking Home, Pantry**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`11" x 14`4"
Breakfast Nook	Main	12`11" x 8`6"
Mud Room	Main	8`11" x 6`6"
Bedroom	Upper	10`10" x 10`4"
Bonus Room	Upper	19`11" x 12`11"
Bedroom	Lower	10`10" x 10`5"
5pc Ensuite bath	Upper	11`8" x 9`2"

Room	Level	Dimensions
Kitchen	Main	13`0" x 12`0"
Dining Room	Main	15`6" x 12`2"
Bedroom - Primary	Upper	16`10" x 12`10"
Bedroom	Upper	11`9" x 9`9"
Laundry	Upper	8`0" x 5`9"
4pc Bathroom	Upper	9`9" x 4`11"
Game Room	Lower	17`7" x 14`6"

**Flex Space  
Kitchenette**

**Lower  
Lower**

**11`6" x 11`0"  
11`0" x 8`0"**

**4pc Bathroom  
2pc Bathroom**  
Legal/Tax/Financial

**Lower  
Main**

**8`1" x 8`1"**

Title:  
**Fee Simple**  
Legal Desc:

**812467**

Zoning:  
**R1**

Remarks

Pub Rmks: **This executive two-story walkout home boasts four bedrooms, laundry amenities, and a family room on the upper level for convenience. The main floor features an open-concept layout with a kitchen with granite countertops, a walk-through pantry, a spacious living room with large windows, and a formal dining room, all enhanced by a double-sided gas fireplace framed in exquisite stonework. A deck adjacent to the kitchen, suitable for an outdoor Catio, includes a gas BBQ hookup. The kitchen is equipped with a gas stove, a refrigerator featuring a water/ice dispenser with an illuminated front door, and a newly installed dishwasher. The basement contains a private, illegal suite with its own laundry facilities and a wet bar. The residence is warmed by forced air heating and a recently added air conditioning system to keep you cool. It also offers an attached heated double-car garage with spacious back entry coat area and a significant storage room in the basement. The lower patio, brings some privacy with sun blinds, creates an ideal setting for the hot tub. The property's exterior has some newly completed, maintenance-free landscaping, additional space, and a cozy sitting area. Nearby walking paths lead to Jumping Pound Creek, offering a refreshing retreat on warm summer days, while the fireplace ensures a warm ambiance during the winter.**

Inclusions:  
Property Listed By: **none  
First Place Realty**

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





















