



THE
A-TEAM

**RE/MAX
FIRST**

2206 JUMPING POUND Common, Cochrane T4C 2L1

MLS® #: **A2175798** Area: **Jumping Pound Ridge** Listing Date: **11/04/24** List Price: **\$439,900**
 Status: **Active** County: **Rocky View County** Change: **-\$100, 28-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Cochrane**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **1,636 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,507**
 Low Sqft:
 Ttl Sqft: **1,507**

DOM

29
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Cul-De-Sac,Front Yard,Landscaped**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard,Playground,Private Yard**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Second	52`10" x 46`3"	Dining Room	Second	29`10" x 41`0"
Kitchen	Second	33`6" x 46`3"	Bedroom	Third	32`10" x 28`6"
4pc Bathroom	Third	26`7" x 13`6"	Bedroom	Third	28`3" x 31`2"
Bedroom - Primary	Third	38`1" x 38`9"	4pc Ensuite bath	Third	24`7" x 18`4"
Den	Main	31`2" x 29`2"	2pc Bathroom	Main	16`9" x 18`4"

Legal/Tax/Financial

Condo Fee:
\$256

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-MD

Legal Desc: **1810342**

Remarks

Pub Rmks: **QUICK POSSESSION!! | MOVE IN READY!! | Welcome to Jumping Pound Common, a charming family oriented neighbourhood in the heart of Jumping Pound Nature Reserve and Jumping Pound Creek. Upon entering, you are greeted by a bright foyer that flows into a versatile den or office space, large closet and is complemented by a convenient half bath and a spacious attached garage. The upper level features soaring 9-foot ceilings and large windows that fill the home with natural light. The kitchen boasts gleaming quartz countertops, floor-to-ceiling cabinetry, and stainless steel appliances, making it ideal for gatherings in the generous dining area. The south-facing living room offers stunning views. Upstairs you will find two well-sized bedrooms share a 4-piece bath and conveniently located upper level laundry. The primary suite is a true retreat, overlooking picturesque rolling hills, complete with 2 closets and a luxurious 4-piece ensuite. Ideally located near scenic walking pathways, this home perfectly blends comfort and outdoor adventure. Book a showing today!**

Inclusions:
Property Listed By: **dishwasher, dryer, electric stove, microwave, refrigerator, washer
CIR Realty**

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







