



THE
A-TEAM

**RE/MAX
FIRST**

2406 JUMPING POUND Common, Cochrane T4C 2L1

MLS® #: **A2178821** Area: **Jumping Pound Ridge** Listing Date: **11/12/24** List Price: **\$429,900**
Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Cochrane**
Year Built: **2015**
Lot Information
Lot Sz Ar: **1,463 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,368**
Low Sqft:
Ttl Sqft: **1,368**

DOM

39
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Front Yard,Views**
Park Feat: **Garage Door Opener,Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,High Ceilings,Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`7" x 13`4"
Kitchen	Main	12`5" x 13`3"
Entrance	Lower	8`3" x 6`1"
2pc Bathroom	Lower	5`6" x 5`8"
Bedroom - Primary	Upper	10`7" x 11`0"
Laundry	Upper	3`1" x 3`0"
Bedroom	Upper	9`6" x 13`4"

Room	Level	Dimensions
Dining Room	Main	11`5" x 9`8"
Balcony	Main	7`8" x 13`7"
Office	Lower	8`8" x 8`9"
Furnace/Utility Room	Lower	3`0" x 10`9"
4pc Ensuite bath	Upper	7`0" x 6`8"
4pc Bathroom	Upper	7`8" x 6`1"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$227

Fee Simple

R-MD

Fee Freq:

Monthly

Legal Desc: 1611702

Remarks

Pub Rmks: **Welcome to Jumping Pound Common—a delightful family-friendly neighborhood nestled within the serene Jumping Pound Nature Reserve and Jumping Pound Creek! This home has been meticulously cared for, pride of ownership is evident throughout! As you enter the home through the front gated yard you'll be impressed with a bright foyer, leading to a versatile den/office space, a spacious closet, and a convenient half bath. The attached garage provides ease and efficiency for daily life with ample storage for bikes and outdoor gear along with the electrical panel and mechanical room housing the furnace and hot water tank. Head upstairs to discover soaring 9-foot ceilings and abundant natural light streaming through large windows. The kitchen, a true chef's dream, features granite countertops, floor-to-ceiling cabinetry, and a stainless steel appliance package, seamlessly connecting to a generous dining area—ideal for entertaining. The south-facing living room offers breathtaking views of the rolling hills atop jumping pound creek making it a cozy spot to unwind. On the top floor you'll find two well-sized bedrooms, a stylish 4-piece bath, accompanied by an upper-level laundry room for added convenience. The primary suite serves as your personal retreat, boasting dual closets, a luxurious 4-piece ensuite, and serene views of the rolling hills beyond. This home is perfectly situated near scenic walking paths, schools, shopping and George Fox + Cowboy Trail for easy access in and out of Cochrane. This is truly an ideal blend of urban comfort and outdoor adventure. Don't miss your chance to experience it—book your showing today!**

Inclusions: N/A
Property Listed By: Real Broker

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











