



THE
A-TEAM

**RE/MAX
FIRST**

28 JUMPING POUND Rise, Cochrane T4C 0K5

MLS®#: **A2180522** Area: **Jumping Pound Ridge** Listing Date: **11/22/24** List Price: **\$775,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **4,241 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,417**
 Low Sqft:
 Ttl Sqft: **1,417**

DOM

29
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat: **Back Yard,Garden**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air**
 Sewer:
 Ext Feat: **Balcony,Garden,Private Entrance**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Double Vanity,Granite Counters,Kitchen Island,No Smoking Home,Pantry,Separate Entrance,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 9`1"
Balcony	Main	14`0" x 8`0"
Dining Room	Main	12`9" x 9`8"
Kitchen	Main	15`1" x 13`9"
Living Room	Main	16`0" x 13`8"
4pc Bathroom	Basement	4`9" x 8`6"

Room	Level	Dimensions
5pc Ensuite bath	Main	10`8" x 9`0"
Bedroom	Main	9`7" x 12`3"
Foyer	Main	10`6" x 8`7"
Laundry	Main	5`6" x 6`2"
Bedroom - Primary	Main	14`7" x 15`2"
Kitchenette	Basement	7`9" x 9`4"

Bedroom
Game Room
Furnace/Utility Room

Basement
Basement
Basement

10`4" x 12`6"
16`4" x 21`4"
7`4" x 23`1"

Bedroom
Media Room

Basement
Basement

10`9" x 8`7"
19`9" x 14`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0812467

Zoning:
R-1

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY NOV 30, 1-4PM, SUNDAY DEC 1, 1-4 PM. Nestled in the sought-after community of Jumping Pound Ridge in Cochrane, this stunning 1418 sqft walkout bungalow with a separate entrance offers an unparalleled blend of elegance, comfort, and functionality. Surrounded by picturesque walking paths and natural beauty, this home welcomes you with a bright and spacious main floor featuring an open-concept design. The modern kitchen is a chef's dream, complete with sleek granite countertops, a large island perfect for entertaining, and plenty of storage space. The inviting living area is anchored by a beautiful gas fireplace and unique cozy elevated reading nook, creating the ideal setting for relaxation. The main floor also includes two generously sized bedrooms, including a tranquil primary suite with a luxurious ensuite, an additional full bathroom, and the convenience of main floor laundry. The fully finished walkout basement is an entertainer's paradise, boasting two additional bedrooms, a full bathroom, a stylish wet bar, and a dedicated theatre room for unforgettable movie nights. This thoughtfully designed home is located in a tranquil neighborhood offering everything you could want for modern living. Book your private viewing today and experience the charm of Jumping Pound Ridge! NOTE: New HWT in 2023.**

Inclusions:
Property Listed By:

TV Mount-Living Room, Pool Table (optional)
CIR Realty

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









