

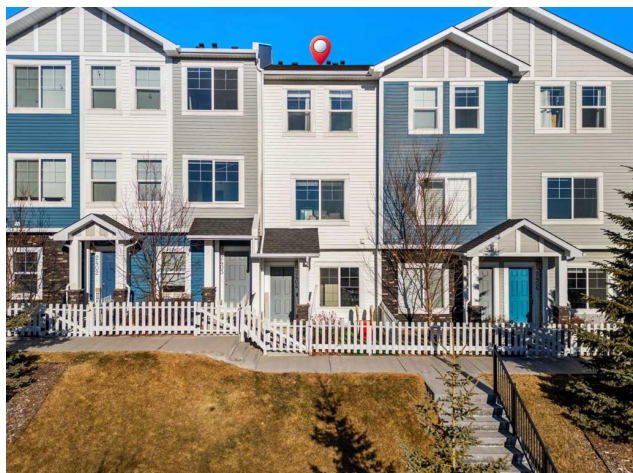


THE
A-TEAM

**RE/MAX
FIRST**

2404 JUMPING POUND Common, Cochrane t4c211

MLS®#: **A2186352** Area: **Jumping Pound Ridge** Listing Date: **01/27/25** List Price: **\$419,900**
 Status: **Active** County: **Rocky View County** Change: **-\$5k, 14-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Cochrane** Finished Floor Area
 Year Built: **2015** Abv Sqft: **1,364**
 Lot Sz Ar: **1,474 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,364**

DOM

26
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **Townhouse**

Parking

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

Access:

Lot Feat: **Front Yard,Landscaped,Views**
 Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate**
 Sewer: Ext Feat: **Balcony,BBQ gas line,Courtyard,Playground,Private Entrance,Private Yard** Water Source: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings**
 Utilities:

Room Information

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

4pc Ensuite bath

Upper

6`8" x 7`5"

Laundry
Legal/Tax/Financial

Upper

3`0" x 3`1"

Condo Fee:
\$227

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-MD

Legal Desc: **1611702**

Remarks

Pub Rmks:

Welcome to 2404 Jumping Pound Common with almost 1375sqft total living space - this spacious and inviting home is nestled in the serene community of Jumping Pound Ridge, where you can enjoy the picturesque bike and walking paths that wind along the ridge, offering a perfect balance of tranquility and adventure. This beautifully designed townhouse is a thoughtfully laid-out living space, filled with modern features and comforts. Key highlights include: | Single Attached Garage with Driveway| Fresh Paint Throughout | Elegant Stone Counters | Fully Finished and Move-in Ready | 2 Spacious Bedrooms | 2 Full Bathrooms + ½ Bath | Flexible Den Space for Your Lifestyle | Stunning Views of Jumping Pound Creek | Low Condo Fees | Quick Possession Available | Own Fenced Front Yard| Step inside and be welcomed by soaring 9-foot ceilings and a bright, airy foyer freshly painted in neutral tones. To your right, a versatile den space offers endless possibilities - whether you need a home office, gym, or a cozy reading nook. The open-concept main floor is bathed in natural light thanks to large windows, creating a warm and inviting atmosphere throughout. The kitchen is a true centerpiece, perfect for family gatherings or entertaining friends. It features sleek floor-to-ceiling cabinetry, providing ample storage space, complemented by a stunning stainless steel appliance package and a gorgeous quartz countertop that makes meal prep a pleasure. The adjacent dining area is spacious enough for large family dinners, and seamlessly flows into the cozy south-facing living room. From here, you can relax and unwind while taking in the breathtaking views of Jumping Pound Creek - the perfect backdrop after a busy day. Upstairs, you'll find a spacious primary bedroom designed to be your personal retreat, complete with his-and-her closets and a private, luxurious 4-piece ensuite. Indulge in the calm of stone countertops and your own owners tub shower combo, ideal for unwinding after a long day. A second generously sized bedroom and full bathroom, along with convenient upper-level laundry, make this home both practical and comfortable. Enjoy summer BBQs on your private upper patio, complete with a gas BBQ hookup just off the kitchen. The fenced yard offers privacy, while the attached garage provides extra storage space for your gear, bikes, or seasonal items, with the added benefit of a driveway pad for additional parking. This community is beautifully landscaped, featuring lush trees, vibrant shrubs, and white picket fences, creating a welcoming atmosphere. Ample visitor parking is available, and with a quick route to the mountains and just a short drive to downtown Cochrane, you're perfectly positioned to enjoy the best of both worlds. With low-maintenance living and exceptional value at this price point, 2404 Jumping Pound Common is a wonderful place to call home. Don't miss out - book your viewing today!

Inclusions:
Property Listed By: **upper shelving in the garage, shelving above toilet, shelving in den area
Century 21 Bamber Realty LTD.**

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

