



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2410 JUMPING POUND Common, Cochrane T4C2L1**

MLS®#: **A2188366** Area: **Jumping Pound Ridge** Listing Date: **01/17/25** List Price: **\$450,000**  
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**

Finished Floor Area  
Abv Sqft: **1,481**  
Low Sqft:  
Ttl Sqft: **1,481**

DOM

**15**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

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

Access:

Lot Feat: **Corner Lot,Few Trees,Front Yard,Landscaped,Level**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Private Entrance**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`11" x 5`6"</b>
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>3`0" x 10`8"</b>
<b>Living Room</b>	<b>Second</b>	<b>13`11" x 14`10"</b>
<b>4pc Bathroom</b>	<b>Third</b>	<b>5`1" x 8`10"</b>
<b>Bedroom</b>	<b>Third</b>	<b>9`3" x 8`6"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>11`7" x 10`4"</b>

Room	Level	Dimensions
<b>Office</b>	<b>Main</b>	<b>9`5" x 8`8"</b>
<b>Dining Room</b>	<b>Second</b>	<b>15`11" x 9`6"</b>
<b>Kitchen</b>	<b>Second</b>	<b>15`11" x 12`7"</b>
<b>4pc Ensuite bath</b>	<b>Third</b>	<b>7`4" x 5`6"</b>
<b>Bedroom</b>	<b>Third</b>	<b>8`5" x 9`10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$256**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R-MD**

Legal Desc: **1611702**

Remarks

Pub Rmks: **OPEN HOUSE Saturday Jan. 25th (2-4PM) & Sunday Jan 26th (11-2pm).....Quick Possession available for this CHARMING 3 Bedroom END UNIT offering over 1400SF of LIVING SPACE, a SINGLE "Attached" GARAGE, beautiful OPEN LIVING / DINING / KITCHEN AREA featuring a "CHEF INSPIRED KITCHEN", FRONT PATIO and quaint FRONT YARD in the FAMILY FIT community of Jumping Pound is HOME. In addition to a great community these units are so well designed from the front door in. On your main level you have a multi-use ROOM, i.e. Den / Study / TV area with 2PC Bath and your entrance into the GARAGE. The Second Level is one big OPEN ROOM with a Stunning Kitchen and Patio. Upstairs you have 2 Bedrooms, a 4PC Bath and SPACIOUS "Primary Bedroom" with 4pc Ensuite and 2 large Closets. Call today to VIEW!!!**

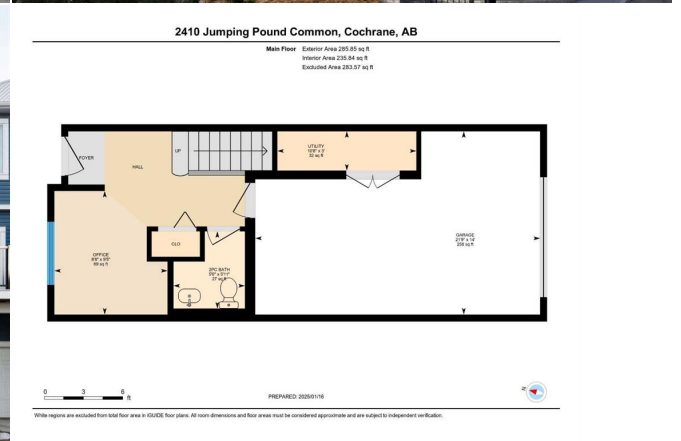
Inclusions:  
Property Listed By: **N/A**  
**RE/MAX West Real Estate**

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









2410 Jumping Pound Common, Cochrane, AB

2nd Floor Exterior Area 592.82 sq ft  
Interior Area 534.48 sq ft



PREPARED: 2020/01/16



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2410 Jumping Pound Common, Cochrane, AB

3rd Floor Exterior Area 602.20 sq ft  
Interior Area 543.13 sq ft



PREPARED: 2020/01/16



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