



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**180 JUMPING POUND Terrace, Cochrane T4C 0K5**

MLS® #: **A2189882** Area: **Jumping Pound Ridge** Listing Date: **01/30/25** 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: **2012**  
Lot Information  
 Lot Sz Ar: **4,488 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,603**  
 Low Sqft:  
 Ttl Sqft: **2,603**

DOM

**2**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **4.5 (4 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Low Maintenance Landscape,Landscaped**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **BBQ gas line,Fire Pit,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer,Water Purifier,Water Softener**  
 Int Feat: **Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`10" x 14`0"	Dining Room	Main	10`5" x 13`10"
Kitchen	Main	10`5" x 15`2"	Mud Room	Main	6`7" x 10`3"
Office	Main	10`7" x 12`0"	Bedroom - Primary	Upper	14`0" x 14`2"
Bedroom	Upper	10`0" x 11`3"	Bedroom	Upper	9`7" x 11`4"
Bedroom	Upper	10`5" x 11`7"	Laundry	Upper	5`1" x 10`0"
Bonus Room	Upper	13`3" x 14`0"	Game Room	Basement	13`2" x 23`6"
Bedroom	Basement	9`7" x 11`6"	Bedroom	Basement	9`7" x 12`1"

Furnace/Utility Room  
4pc Bathroom  
5pc Ensuite bath

Basement  
Upper  
Upper

9`8" x 16`0"  
4`11" x 10`1"  
10`7" x 14`5"

2pc Bathroom  
4pc Ensuite bath  
4pc Bathroom

Legal/Tax/Financial

Main  
Upper  
Basement

3`0" x 7`3"  
4`11" x 8`2"  
4`11" x 8`2"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-LD**

**0812467**

Remarks

Pub Rmks: **Welcome to the highly sought after community of Jumping Pound Ridge in the gorgeous town of Cochrane. Nestled at the base of the Rocky Mountains, close to the river and pathways lies this perfect 6 bedroom home that really has it all. The first thing you will notice is the beautiful curb appeal with a stylish exterior before entering the home. As you come in you are greeted with stunning porcelain tile floors that span the entire main floor and flow into your open concept kitchen and living room. The chef inspired kitchen is complete with stainless steel appliances, granite counters, a massive island, gas line for a gas stove, and a walk through pantry. Your dining room frames the kitchen and is open to your living room complete with a quaint fireplace which all together gives you the perfect entertaining space or area for quiet family dinners at home. Your home office is fully soundproofed, has an additional line for your internet router, and cat 6 ethernet wiring. A 2 piece half bathroom finishes the main level before heading upstairs. The second floor starts off with your bonus room making a great space for your home theatre and gives you 3 full bathrooms!! The first bedroom is complete with a walk-in closet and its own 4 piece ensuite bathroom! The second and third bedrooms are a good size as well and are across from your upstairs laundry room and additional 4 piece bathroom. Your primary bedroom is truly the perfect getaway and offers you a ton of space for your king size bed with all of your additional bedroom furniture and a spa style ensuite with tile floors, dual vanities, gorgeous walk-in shower, deep soaker tub, water closet and a substantially sized walk-in closet. The basement level is fully finished with 9 foot ceilings offering you an abundant feeling of space, 2 additional large bedrooms, a 4 piece full bathroom, and entertainment area that is perfect for hosting guests, a games room or somewhere to retire with the family on movie night in your custom home theatre room. The west facing backyard is a tranquil area to host barbecues, sit around the fire, or relax under the stars on one of two decks. This home has countless upgrades including a hot water on demand system, kinetico water filtration and softening system, rough in for solar panels, 220V in the garage and the backyard for your hot tub, additional electricity plug-ins throughout the entire house and much more. Cochrane is a wonderful city with small town charm, great schools, parks, pathways and is just minutes to a Rocky Mountain get away. Do not miss out on this opportunity to own a beautiful home in one of the most sought after areas in Cochrane.**

Inclusions: **Work Bench In The Furnace Room, All Window Coverings**  
Property Listed By: **eXp Realty**

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











