



THE
A-TEAM

**RE/MAX
FIRST**

1304 JUMPING POUND Common, Cochrane T4C 2L1

MLS®#: **A2191591** Area: **Jumping Pound Ridge** Listing Date: **01/31/25** List Price: **\$424,999**
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: **2017**
Lot Information
Lot Sz Ar: **1,689 sqft**
Lot Shape:

DOM

1
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Access:
Lot Feat: **Front Yard,Low Maintenance Landscape,Level**
Park Feat: **Single Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**
Construction: **Vinyl Siding**
Flooring: **Carpet,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Kitchen	Main	13`1" x 11`10"
Dinette	Main	9`0" x 10`0"	Living Room	Main	12`11" x 15`5"
Bedroom	Upper	15`5" x 9`8"	Laundry	Upper	3`1" x 3`2"
Bedroom - Primary	Upper	13`1" x 11`4"	4pc Ensuite bath	Upper	0`0" x 0`0"
Entrance	Lower	10`4" x 3`9"	Other	Lower	15`5" x 9`10"

Legal/Tax/Financial

Condo Fee:
\$265

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-MD

Legal Desc: **1811410**

Remarks

Pub Rmks: **Welcome home! Nestled in the wonderful family community of Jumping Pound, surrounded by amazing views and valleys. Walking paths galore, parks for the children, close to shopping, sports fields and so much more. This home will provide you with an elegant feel but is perfect for the growing family, 2.5 bathrooms, 2 large bedrooms, big windows through out allowing plenty of natural light to shine in. Fantastic kitchen layout with an eating area just of the island which leads out to your own personal walk out fenced yard, perfect for BBQ's, entertaining, or just soaking up the sun with a good book. Upstairs laundry, primary suite has two large closets, and a 4 pce ensuite with a bathtub. Single car attached garage with lots of storage, there is a flex room in the back of the garage that can be made into an office, a gym, wine room, storage or a lil getaway ! Come check out what this home as to offer, you won't be disappointed.**

Inclusions:
Property Listed By: **N/A**
First Place Realty

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











