



THE
A-TEAM

**RE/MAX
FIRST**

164 JUMPING POUND Terrace, Cochrane T4C 0K6

MLS®#: **A2193058** Area: **Jumping Pound Ridge** Listing Date: **03/20/25** List Price: **\$775,000**
 Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2011**
Lot Information
 Lot Sz Ar: **4,486 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,558**
 Low Sqft:
 Ttl Sqft: **2,558**

DOM

16
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac,Fruit Trees/Shrub(s),Landscaped,Low Maintenance Landscape,Treed**
 Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Storage**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Wall/Window Air Conditioner,Washer**
 Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`9" x 5`0"
Foyer	Main	13`5" x 7`6"
Living Room	Main	16`0" x 27`11"
4pc Bathroom	Second	9`11" x 5`1"
Bedroom	Second	11`10" x 10`5"
Family Room	Second	20`5" x 15`1"

Room	Level	Dimensions
Dining Room	Main	13`5" x 8`7"
Kitchen	Main	13`5" x 13`0"
Mud Room	Main	6`8" x 9`1"
5pc Ensuite bath	Second	11`10" x 12`4"
Bedroom	Second	11`10" x 9`11"
Laundry	Second	5`9" x 8`2"

Bedroom - Primary
4pc Bathroom
Bedroom
Storage

Second
Basement
Basement
Basement

17`2" x 18`0"
8`8" x 7`11"
12`9" x 14`11"
14`8" x 6`7"

Walk-In Closet
Other
Game Room
Furnace/Utility Room

Second
Basement
Basement
Basement

7`5" x 8`10"
8`11" x 7`3"
15`0" x 21`0"
10`3" x 8`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-LD

0812467

Remarks

Pub Rmks: **Nestled in the sought-after community of Jumping Pound Ridge, this fully developed two-storey home offers over 3,700 square feet of living space with four bedrooms and three and a half bathrooms. Thoughtfully designed, it features a double attached garage with an overhead storage system and a layout that balances functionality with comfort. Step inside to a spacious entryway, featuring a 20' ceiling that opens to above, setting the tone for the rest of the home. Hardwood flooring extends throughout much of the main floor, complemented by 9' ceilings and large windows that fill the interior with natural light. The open-concept kitchen, living, and dining areas provide a seamless flow for everyday living and entertaining. A striking double-sided stone gas fireplace separates the living room and family room, which could also serve as a formal dining space. The living room is warmed by plush carpeting, while the kitchen boasts sleek white full-height cabinetry, stainless steel appliances, and a central island with seating. A walk-through pantry, easily accessed from the mudroom, offers ample storage and convenience for unloading groceries. Completing the main level is a two-piece powder room. Upstairs, the bonus room provides additional living space, ideal for a media area or playroom. The expansive primary retreat includes a walk-in closet and a luxurious five-piece ensuite featuring dual sinks, an oversized standalone shower, a large soaker tub, and direct access to the laundry room. Two additional bedrooms and a four-piece bathroom complete the upper floor. The bright, spacious basement is designed for relaxation and entertainment, featuring 9' ceilings and a huge rec room with a double-sided gas fireplace. A wet bar with a sink and wine fridge enhances the space for hosting. An additional bedroom enjoys fireplace access, while a four-piece bathroom with in-floor heating and extra storage completes this level. The basement is wired for sound with in-ceiling speakers, making it ideal for movie nights or music lovers. Outdoor living is just as inviting, with upper and lower decks, complete with a BBQ gas line, perfect for grilling and enjoying warm summer evenings. Mature trees offer privacy, while a grassy area provides room to play or unwind. Additionally, there are two large enclosed storage spaces under the deck. Recent upgrades include a new stove (2021), refrigerator (2022), microwave (2020), washer and dryer (2021). Jumping Pound Ridge blends nature and convenience, with walking and biking paths along Jumping Pound Creek and the Bow River. Nearby are Bow Ridge Field, parks, playgrounds, and Spray Lakes Sawmills Recreation Centre. Cochrane's shops, restaurants, and amenities are minutes away, with easy access to Highway 22 and 1A for trips to Ghost Lake or Canmore. A rapidly growing community, Cochrane embraces its western heritage while offering modern conveniences, stunning mountain views, and a vibrant main street—all just a short drive from Calgary!**

Inclusions:
Property Listed By:

**Ceiling Speakers, Upper Garage Shelving, Attached Vacuum & System (as is)
Real Broker**

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











