



THE
A-TEAM

**RE/MAX
FIRST**

28 JUMPING POUND Rise, Cochrane T4C0K5

MLS® #: **A2195171** Area: **Jumping Pound Ridge** Listing Date: **02/19/25** List Price: **\$735,000**
Status: **Pending** County: **Rocky View County** Change: **-\$5k, 17-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2010**
Lot Information
Lot Sz Ar: **4,241 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,416**
Low Sqft:
Ttl Sqft: **1,416**

DOM

63
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Garden,Landscaped,Lawn,Level,Rectangular Lot**
Park Feat: **Double Garage Attached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	14`9" x 15`4"
4pc Bathroom	Main	4`11" x 8`8"
5pc Ensuite bath	Main	10`10" x 9`0"
Dining Room	Main	12`11" x 8`11"
Bedroom	Lower	10`10" x 8`9"
Bedroom	Lower	10`5" x 12`8"
Media Room	Lower	19`10" x 14`9"

Room	Level	Dimensions
Laundry	Main	5`6" x 6`2"
Bedroom	Main	9`8" x 12`5"
Kitchen	Main	15`1" x 14`8"
Living Room	Main	16`0" x 13`10"
4pc Bathroom	Lower	4`10" x 8`7"
Game Room	Lower	16`6" x 29`9"
Furnace/Utility Room	Lower	7`7" x 18`9"

Title:
Fee Simple
Legal Desc:

Zoning:
R-LD

0812467

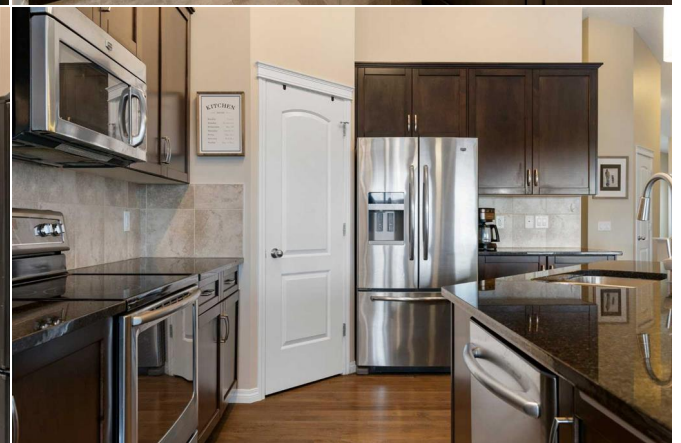
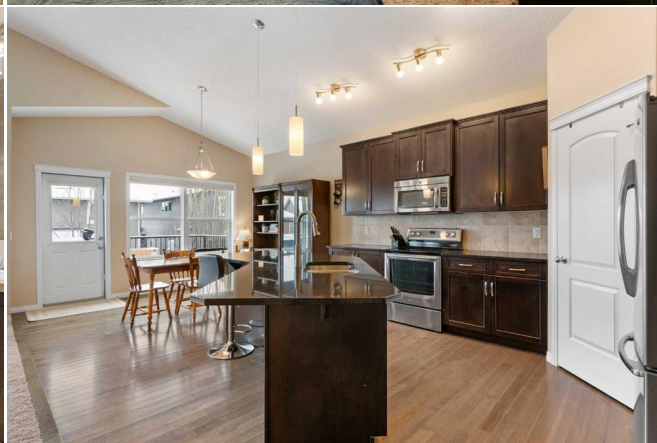
Remarks

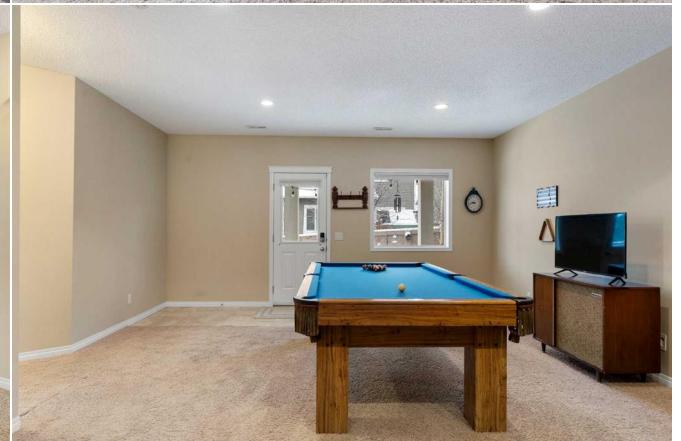
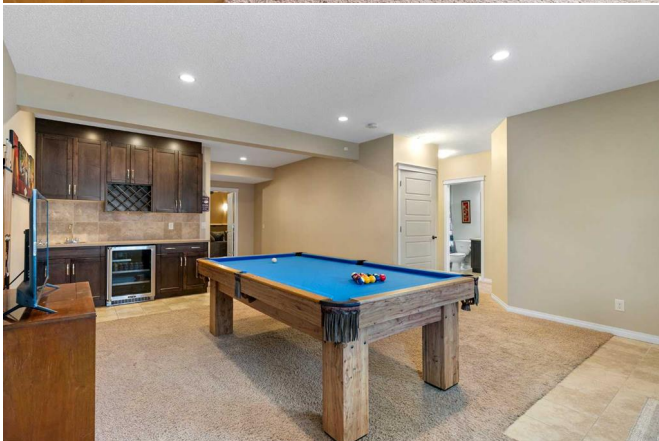
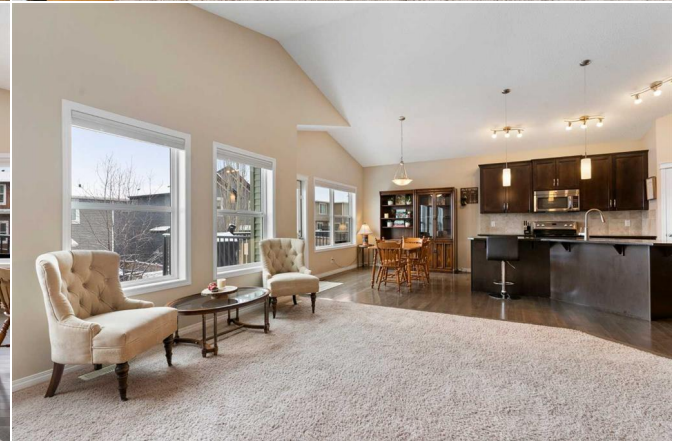
Pub Rmks: **Welcome to 28 Jumping Pound! This stunning BUNGALOW with a FULLY FINISHED WALKOUT BASEMENT offers the perfect blend of comfort and character within the beautiful community of Jumping Pound. Located near the Bow River and scenic walking/biking paths, this home is ideal for those who love nature and outdoor activities. Inside, you'll find an open floor plan with vaulted ceilings, a spacious kitchen featuring stainless steel appliances, granite countertops, and a large island with seating for three — perfect for family meals or entertaining guests. The home also boasts a dedicated theatre room and a pool table, ensuring endless entertainment options. The main floor offers everything you need for easy living, with the option to entertain in the walkout basement. Whether you're hosting a movie night or a dinner party, this home is designed for it all. Don't miss out on this exceptional property! Book your showing today!**

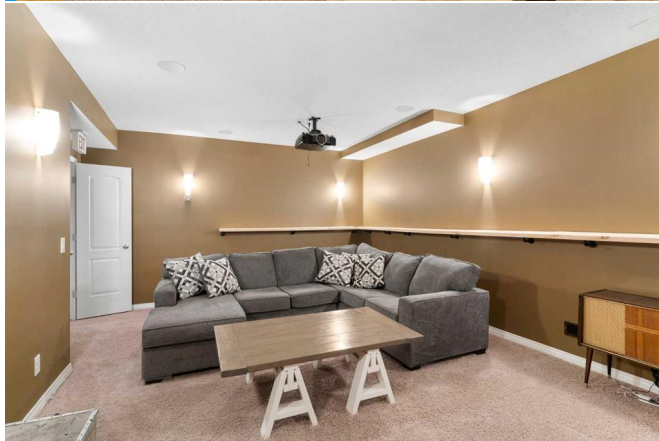
Inclusions:
Property Listed By: **Projector screen
Royal LePage Benchmark**

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





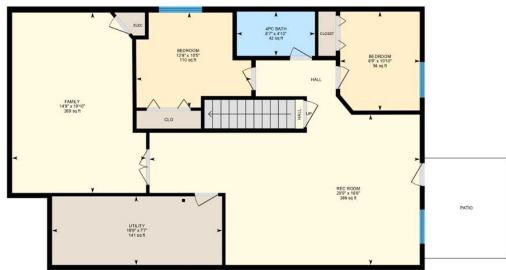






28 Jumping Pound Rise, Cochrane, AB

Basement (Below Grade) Exterior Area 1202.29 sq ft



0 6 12

PREPARED: 2020/02/14



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.

28 Jumping Pound Rise, Cochrane, AB

Main Floor Exterior Area 1410.48 sq ft
Excluded Area 480.36 sq ft



0 6 12

PREPARED: 2020/02/14



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