



**GRASSROOTS**

REALTY GROUP

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**56 Jumping Pound Rise  
Cochrane, Alberta**

**MLS # A2282578**



**\$769,000**

<b>Division:</b>	Jumping Pound Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,539 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Off Street		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** Air Conditioner, hot tub

This executive two story WALK OUT home has 3 bedrooms, laundry, and a family room on the upper level with large windows to let in lots of natural light. The main floor features an open concept layout with a kitchen hosting granite countertops, a walk through pantry a spacious living room and a formal dining room, all enhanced by a double sided gas fireplace framed in exquisite stonework. A deck adjacent to the kitchen suitable for an outdoor patio, includes a gas BBQ hook up. The kitchen is equipped with a gas stove, refrigerator featuring a water/ice dispenser with an illuminated front door, and a newly installed dishwasher. The basement contains a private "mother in law" living area with its own laundry facilities, private entrance and privacy door from upstairs. The residence is warmed with forced air heating and cools you with AC! It also offers an attached heated double car garage with spacious back entry coat area and a significant storage room in the basement. The lower patio brings some privacy space, and a cozy sitting area. Nearby walking paths lead to Jumping Pound Creek, and paths to downtown.