



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1302 Jumping Pound Common Cochrane, Alberta

MLS # A2301821



\$385,000

Division:	Jumping Pound Ridge		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,173 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 266
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan		

Inclusions: NONE

Ravine Living at Its Finest! Sun-Filled Home with Park Views, Upgrades & Bonus Flex Space. Move in ready! Welcome to Jumping Pound Ridge, one of Cochrane's most sought-after communities, where nature and modern living come together beautifully. Perfectly positioned just steps from the Bow River pathway system, this exceptional home offers breathtaking ravine and park views that truly set it apart. From the moment you step inside, you'll appreciate the bright, sun-filled open-concept design, thoughtfully laid out for both comfort and style. The main living space flows seamlessly, featuring a contemporary kitchen with quartz countertops, custom cabinetry, a central island with undermount sink, and direct access through sliding patio doors to your fully fenced and landscaped yard—perfect for relaxing or entertaining. Upstairs, the spacious primary bedroom showcases sweeping south-facing views over the ravine and park, creating a peaceful retreat you'll love waking up to. Two generously sized bedrooms, convenient upper-floor laundry (washer and dryer included), and a beautifully designed layout make everyday living effortless. A brand-new Murphy bed adds flexibility and function, ideal for guests or a home office setup, while new exclusive lighting and a stylish ceiling fan elevate the home's modern appeal. The main floor guest bathroom adds extra convenience, eliminating the need to run upstairs. Downstairs, the oversized single garage offers more than just parking—an additional 10' x 15' bonus space provides endless possibilities for a workshop, hobby room, or home office, and is already wired for 220V. With low condo fees and a well-managed complex, this home checks all the boxes—style, functionality, and an unbeatable location surrounded by nature. This is more than

a home—it’s a lifestyle..