



**135 Jumping Pound Terrace
Cochrane, Alberta**

MLS # A2303597



\$1,019,000

Division:	Jumping Pound Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,513 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behi		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Crown Molding, Granite Counters, Kitchen Island, Open Floorplan, Wet Bar		

Inclusions: Refrigerator & Freezer in Basement, Office shelving unit,

Welcome to 135 Jumping Pound Terrace. Explore this beautiful Walk-out Bungalow which backs onto the Jumping Pound Ridge with the Creek in the Valley below. Imagine no neighbors behind. Wake up to the Sunny back deck with incredible views of the Valley and Cochrane beyond. This home features 2,795 sq ft of living space with and office near the front entrance. The Gourmet kitchen is a must see with Exquisite white tall cabinets including glass front uppers, custom hood fan, gas cook top, wall oven, lots of drawers, massive flat granite island, and corner pantry. The dining room and living room over look the large deck and valley views with the living room featuring the gas fireplace and wall units built in. The crown molding and cut painted ceilings and gleaming hardwood floors showcase the attention to detail in this property. The Primary bedroom is on the main floor and has the large ensuite with a tower cabinet between the two sinks, large soaker tub, and well appointed tile and glass shower. large walk in closet is a plus. The large walk in closet with counter and sink is located so plumbing and wiring could be brought up to install laundry on the main level. The lower level is fully finished with two more bedroom, a large family room and full wet bar with granite counters and wine cooler. The infloor heat makes this a cozy basement all year long. The Laundry room is large and also has a full refrigerator and freezer. Step out of the walk out basement to the large full length patio featuring river rock clad pillars, Views of the Valley and a walking path up the side of the house to the garage. Check out the triple car heated garage. Central Air Conditioning, Central Vac system, Ceiling Speakers, Powered Blinds in the living room and lower family room. Build by Kingsmith homes. Call to book a personal viewing before its gone.