



GRASSROOTS
REALTY GROUP

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**1306 Jumping Pound Common
Cochrane, Alberta**

MLS # A2311939



\$385,000

Division:	Jumping Pound Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,166 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 285
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Storage		

Inclusions:	N/A
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BACKS COMMON PARK SPACE | QUARTZ THROUGHOUT | UPDATED LIGHTING | SGL GARAGE Welcome home to 1306 Jumping Pound Common. This turnkey 2-bedroom, 2.5-bath townhome is in meticulous condition. Offering new owners an open main floor design with a huge quartz island for entertaining, dining table space, and a living room to relax in. The upper-level features 2 bedrooms, including the primary with a 4-piece ensuite, stacked laundry, and another full bath. Quartz counters run throughout the home, and lighting has all been updated. This unit features a cozy patio area that is fenced and overlooks common park space; it does not back onto another unit. With a single attached garage, storage as you walk in, and located near the Toki reserve land, you won't want to miss viewing this home.