



**209 Jumping Pound Terrace
Cochrane, Alberta**

MLS # A2326986



\$1,019,000

Division:	Jumping Pound Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,284 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Lawn, V		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Vinyl Windows, Wet Bar		

Inclusions: Storage Shed, Privacy wall on deck, Main floor natural gas BBQ, Metal fire pit, All firewood, Firewood metal stand & cover on patio

OPEN HOUSE THIS SATURDAY, JULY 11th, FROM 1-4 PM, & SUNDAY, JULY 12th, FROM 1-3 PM Welcome to 209 Jumping Pound Terrace. Location, Location, Location. Check out this home located on a Ridge Lot with incredible views of the Jumping Pound, backing onto the Jumping Pound Creek Environmental Reserve and over looks Cochrane. The oversized yard is one of a kind with a 791 sq M Lot featuring a large covered stone patio from the walk out basement with raised garden beds, apple trees, spruce trees, patio areas on each side of the house, plus large central patio in the yard with wood fireplace and pizza oven above, plus firepit area, underground water tank to collect rainwater for watering the trees and yard, massive lawn area for the kids and pets to play plus gate out the back to access the walking path along the Jumping pound valley. Perfect space for entertaining friends and family. The home is a custom built Kingsmith home and within the last 5 years has been updated with all New Paint, New appliances, New hardwood flooring, New carpet, New central Air Conditioning, New Led lighting and New Light fixtures. The upper level has 3 bedroom plus a bonus room with incredible views, all the bedrooms are good sizes with walk in closets. The ensuite features a large corner tub, separate shower and granite counters. The main floor features a good size office off the main entrance, large open concept kitchen with tall maple cabinets, granite counters and newer SS appliances and Gas Stove. The walk through pantry is a plus. Laundry has counter, sink and cabinet. Living room features a gas fireplace with stone to the ceiling and access to the upper deck with Unobstructed views. The lower level is super comfortable with Infloor heat, another full washroom with granite counters, Wet bar with granite counter, Another bedroom and great

family room and exercise room with walk out access to the back yard. The double garage also is heated. Homes on Ridge lots are hard to find. Call to view this one before its gone.