



GRASSROOTS
REALTY GROUP

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404 Jumping Pound Common Cochrane, Alberta

MLS # A2327980



\$449,000

Division:	Jumping Pound Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,159 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, No Back Lane		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 319
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	BBQ, Freezer		

Move-In Ready & Meticulously Updated — This One Won't Last! Step inside 404 Jumping Pound Common and feel the difference a top-to-bottom refresh makes. This 3-bedroom, 2.5-bath home has been beautifully updated with high-end finishes throughout, all set in one of Cochrane's most sought-after family communities — just steps from a playground and pathway system. A Kitchen Made for Gathering - Rich luxury vinyl plank flooring flows through the main level, anchoring a bright kitchen finished with crisp white cabinetry, a fresh tile backsplash, and new lighting. A newer stainless steel fridge and a brand-new stainless steel induction stove make this space as functional as it is good-looking. A Primary Suite That Feels Like a Retreat - Upstairs, the primary bedroom offers plush newer carpet and a private 3-piece ensuite finished with quartz counters and a designer vessel sink. The main upstairs bath carries the same elevated look with its own vessel sink. Upstairs laundry — with a brand-new washer — keeps everyday life simple. Smart Upgrades, Everyday Comfort - Central vac, new blinds, and thoughtful updates throughout mean nothing here has been overlooked. The partly finished basement adds flexible extra space to grow into. Outdoor Living, Covered - Out back, enjoy a private, fully fenced yard — perfect for pets, play, or entertaining — plus a gas line and BBQ included, so summer cookouts start immediately. A super clean double attached garage rounds out the package with room for vehicles and storage. Close to parks, pathways, and everyday amenities, this is Cochrane living at its best — polished, private, and ready for you to move in.