



GRASSROOTS
REALTY GROUP

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27 Jumping Pound Terrace Cochrane, Alberta

MLS # A2329766



\$895,000

Division:	Jumping Pound Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,536 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Features: Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)

Inclusions: Stand-Up Freezer, Induction Cooktop/Electric Oven, Basement Wardrobe Closet, Movie Projector and Screen, 2 Curtain Rods, Shed, Gas Lawn Mower, Sprinkler System, Outdoor Stone Fireplace

****OPEN HOUSE SUN JULY 19 / 11:30 AM - 1:30 PM**** Welcome to your dream home, where breathtaking views and an exceptional location come together in the highly sought-after community of Jumping Pound Ridge in Cochrane. Perfectly positioned to overlook the Toki Natural Reserve this original-owner home offers the unique blend of comfort, elegance, and natural beauty, boasting almost 3,600 sqft of living space. Built with an open-concept main floor, the home welcomes you with a spacious foyer and a practical mudroom featuring four built-in lockers. The thoughtfully designed kitchen showcases timeless light-tone cabinetry, granite countertops, a large island with seating for four, a generous walk-in pantry, and a bright dining area with plenty of room for a larger dining table—ideal for everyday living and entertaining. Adjacent to the inviting living room, complete with a cozy gas fireplace, is a private office with a sliding door, providing the perfect work-from-home space. Step through the French doors onto the durable, maintenance-free composite deck and enjoy your morning coffee while keeping an eye on your children playing at the nearby playground. The sunny southwest-facing backyard is a true outdoor retreat, featuring a beautiful brick fireplace and direct access to scenic walking paths, making it the ideal setting for summer barbecues, family gatherings, or simply relaxing in nature. Inside a grand staircase leads to the upper level, where you'll find a luxurious primary retreat with a spacious bedroom, walk-in closet, and a 5-piece ensuite. Two additional generously sized bedrooms, a 5-piece family bathroom, a convenient laundry room with a larger window, and a bright bonus room with a vaulted ceiling complete this level. The fully developed basement with permit offers outstanding flexibility to suit your family's needs. It features two

additional bedrooms, one of which has plumbing roughed in behind the drywall, offering exciting potential for a home salon, hydroponic gardening space, hobby room, or future customization. A 4-piece bathroom and a spacious TV/theatre room, already prepped for a future wet bar, create the perfect space for movie nights and entertaining. Completing this exceptional property is a double attached garage and an unbeatable location in a family-friendly neighbourhood. Situated just steps from extensive walking paths and only moments from Cochrane's popular toboggan hill, this home offers an outstanding lifestyle surrounded by nature while remaining close to all amenities. This is a rare opportunity to own a truly stunning home. Schedule your exclusive private showing today and experience this extraordinary lifestyle for yourself.