



GRASSROOTS
REALTY GROUP

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304 Jumping Pound Common Cochrane, Alberta

MLS # A2338004



\$399,999

Division:	Jumping Pound Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,165 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 309
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: Refrigerator, Mini Dishwasher, Toaster Oven, Washer/Dryer Combo - All In The Basement

****PRICE REDUCED**** Offering three fully finished levels and exceptional flexibility, this bright, move-in-ready townhome stands out in Jumping Pound Ridge. The open main floor features a comfortable living room, dining area and a welcoming kitchen with granite counters and a breakfast bar. The kitchen has just been outfitted with a complete package of brand-new, never-used stainless steel appliances, including the refrigerator, induction stove, dishwasher and over-the-range microwave. A convenient half bath completes this level, while the balcony offers a gas line for the BBQ. Upstairs are three bedrooms, including a spacious primary with its own ensuite, along with a second full bathroom and the convenience of upper-floor laundry. The fully finished walkout basement adds even more usable living space, with a living room area, dining space, full bathroom, laminate flooring, kitchen cabinetry and quartz countertops. A refrigerator, mini dishwasher, toaster oven and washer/dryer combination unit are also included downstairs, creating a comfortable and flexible area for extended family, older children or overnight guests. The lower level could also function exceptionally well as a complete home office or professional workspace. The walkout leads to the fenced backyard, while the attached single garage and driveway provide parking for two vehicles. There is also plenty of visitor parking throughout the complex, making it easy to welcome family and friends. One of the true highlights of this location is the beautiful network of walking and biking paths winding through Jumping Pound Ridge, past peaceful natural areas and toward Jumping Pound Creek and the nearby nature reserve. Whether it's a morning walk, an evening bike ride or simply enjoying the scenery, nature is always close at hand.

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