



GRASSROOTS
REALTY GROUP

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**1602 Jumping Pound Common
Cochrane, Alberta**

MLS # A2345158

\$469,000

Division:	Jumping Pound Ridge		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,872 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 351
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: Window Coverings, Garage Control + Remote(1)

****OPEN HOUSE, SATURDAY OCTOBER 17th 12-2pm**** SOME OF THE BEST VIEWS IN COCHRANE! Welcome to 1602 Jumping Pound Common, where unobstructed west-facing ravine and mountain views create an incredible backdrop to everyday living all at a price that won't break the bank! Perfectly positioned to take advantage of its natural surroundings, this three-storey townhouse offers 1871 sq. ft. of thoughtfully designed living space, 3 bedrooms, 2.5 bathrooms and a single attached garage—all in the quiet and scenic community of Jumping Pound. The main living level is bright, modern and designed to make the most of the view. The contemporary kitchen features quartz countertops, full-height classic grey cabinetry and stainless steel appliances. A second deck is located off the kitchen, perfect for a morning coffee or outdoor cooking. The open living and dining spaces flow naturally toward the west-facing deck. Step outside and take in expansive views across the ravine toward the mountains, with no homes directly behind to interrupt the scenery. The upper level offers three bedrooms, including a spacious primary retreat with a large organized closet and private ensuite featuring a walk-in shower all with the incredible west facing views. Two additional bedrooms, a four-piece bathroom and convenient upper-floor laundry with stacked washer and dryer complete this level. On the lower walkout level, a versatile flex space with in-floor heating adds valuable additional living space—perfect for a home office, fitness area, reading room or cozy retreat. Step outside to your fenced yard, where incredible sunsets create the perfect backdrop for relaxing evenings at home. The main floor space also offers direct access to the attached garage that adds everyday convenience with a good sized driveway allowing for parking.

Surrounded by nature and an extensive network of walking paths around the community and down to the Bow River. This home offers a setting that feels peaceful and removed while remaining conveniently connected. Enjoy easy access to downtown Cochrane, Calgary and a quick escape west to the Rocky Mountains. With its spacious three-bedroom layout, modern finishes, walkout design and truly exceptional ravine and mountain views, this is a standout opportunity in Jumping Pound.