



GRASSROOTS
REALTY GROUP

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**204 Jumping Pound Common
Cochrane, Alberta**

MLS # A2350205

\$359,900

Division:	Jumping Pound Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,172 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 309
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	Alarm System		

Welcome to this inviting two-storey townhouse in the desirable community of Jumping Pound Ridge, where nature and everyday convenience come together. Scenic walking and biking paths along Jumping Pound Creek and the Bow River, nearby ravines, parks, and a children's playground are all just steps from your door, making this a wonderful setting for families, dog owners, and anyone who enjoys having nature right outside their doorstep. Offering a bright, open-concept layout with 9-foot ceilings on the main floor, an attached single garage, visitor parking, and a rare large private backyard, this home is ideal for first-time buyers, young families, or anyone looking to enjoy low-maintenance living without sacrificing outdoor space. The thoughtfully designed main floor is filled with natural light and seamlessly connects the kitchen, dining, and living areas, creating a comfortable space for everyday living and entertaining. The kitchen features granite countertops, full-height dark cabinetry, a tile backsplash, a generous peninsula with seating, and plenty of prep and storage space. Granite countertops continue into the bathrooms for a cohesive finish throughout. Sliding patio doors lead to the partially covered deck, complete with a natural gas line for your BBQ, and one of the largest fully fenced, private backyards you'll find in a townhouse. With plenty of lawn, mature landscaping, and room for children and pets to play, this outdoor space is a standout feature of the home. Upstairs, the spacious primary bedroom offers a walk-in closet with built-in organizers and a private 4-piece ensuite. Two additional bedrooms, a second full bathroom, and the convenience of upper-level laundry complete the second floor, providing a practical layout for families, guests, or a home office. The unfinished basement provides plenty of additional space for storage, a home gym, or

future development, with a bathroom rough-in already in place to simplify your plans. Life in Jumping Pound Ridge is all about enjoying the outdoors while staying close to everyday amenities. The complex is both child and dog-friendly, with no dog size restrictions, making the fully fenced backyard especially appealing for pet owners. A sizeable children's playground is just steps away, while nearby walking and biking paths connect you with Jumping Pound Creek, the Bow River, ravines, parks, and surrounding natural areas. Schools, shopping, restaurants, recreation facilities, and historic downtown Cochrane are only minutes away, while quick access to Highway 22 and Highway 1A makes it easy to head into Calgary or west toward Ghost Lake, Canmore, and the Rocky Mountains. Take advantage of your opportunity to see this incredible property in person. Book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.