

# \$499,900 - 2003 Jumping Pound Common, Cochrane

MLS® #A2228218

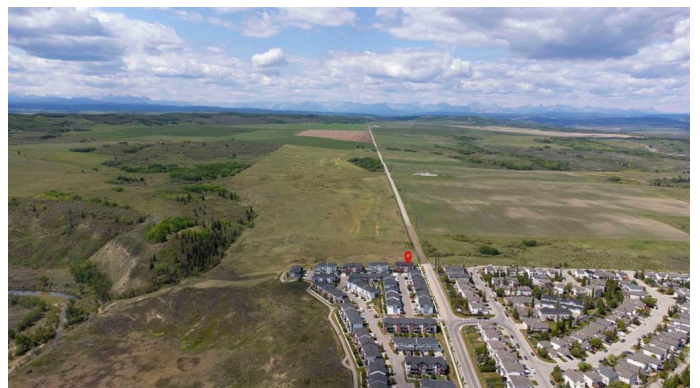
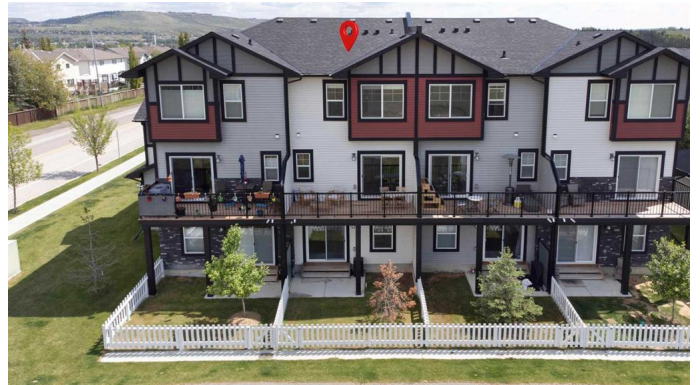
**\$499,900**

3 Bedroom, 4.00 Bathroom, 1,871 sqft

Residential on 0.04 Acres

Jumping Pound Ridge, Cochrane, Alberta

Welcome to this beautifully designed 3-storey townhouse located in the scenic community of Jumping Pound Ridge. Nestled between JUMPING POUND CREEK and the BOW RIVER, with west-facing VIEWS, this home offers the perfect balance of nature, comfort, and convenience. Main floor-Step into a welcoming FLEX SPACE ideal for a home office, gym, or additional living area, complete with PATIO DOORS leading to a covered patio and FULLY FENCED YARD that backs onto serene WALKING PATHS. A convenient 2 PC BATHROOM completes the level, along with access to the SINGLE ATTACHED GARAGE. Second Level-Featuring 9' KNOCKDOWN CEILINGS, LUXURY VINYL PLANK flooring, and recessed lighting, this level is bright, airy, and modern. The OPEN-CONCEPT living area includes PATIO DOORS LEADING WEST, offering beautiful sunset views, and a second, smaller DECK OFF THE KITCHEN—perfect for your morning coffee or grilling. The kitchen boasts a LARGE QUARTZ ISLAND, SOFT-CLOSE CABINETS, SPACIOUS PANTRY, and another 2 PC BATH for guests. Third Level-Upstairs you'll find 3 BEDROOM, including a primary suite with STUNNING WEST VIEWS, a WALK-IN CLOSET and a private 3 PC ENSUITE. UPSTAIRS LAUNDRY, and A shared 4-PC BATH with tile and QUARTZ COUNTER TOPS serves the additional bedrooms, offering both style and functionality. Enjoy immediate access to WALKING PATHS, PARKS, PLAYGROUNDS,



SOCCER FIELDS, BALL DIAMONDS, and local shops, all within minutes of your front door. With a tranquil, NATURAL SETTING THAT FEELS LIKE YOU'RE NOT IN TOWN, and easy access to Calgary and the mountains, this location is ideal!

Built in 2016

### **Essential Information**

MLS® #	A2228218
Price	\$499,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,871
Acres	0.04
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	2003 Jumping Pound Common
Subdivision	Jumping Pound Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2L1

### **Amenities**

Amenities	Playground, Visitor Parking, Picnic Area
Parking Spaces	2
Parking	Off Street, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Breakfast Bar, High Ceilings
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Garage Control(s)
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Interior Lot, Landscaped, Views, Backs on to Park/Green Space, Back Yard, Environmental Reserve, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	66
Zoning	R-MD

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.