

**2206 Jumping Pound Common
Cochrane, Alberta**

MLS # A2175798



\$440,000

Division:	Jumping Pound Ridge		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,508 sq.ft.	Age:	2017 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 256
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: dishwasher, dryer, electric stove, microwave, refrigerator, washer

Welcome to Jumping Pound Common, a charming family oriented neighbourhood in the heart of Jumping Pound Nature Reserve and Jumping Pound Creek. Upon entering, you are greeted by a bright foyer that flows into a versatile den or office space, large closet and is complemented by a convenient half bath and a spacious attached garage. The upper level features soaring 9-foot ceilings and large windows that fill the home with natural light. The kitchen boasts gleaming quartz countertops, floor-to-ceiling cabinetry, and stainless steel appliances, making it ideal for gatherings in the generous dining area. The south-facing living room offers stunning views. Upstairs you will find two well-sized bedrooms share a 4-piece bath and conveniently located upper level laundry. The primary suite is a true retreat, overlooking picturesque rolling hills, complete with 2 closets and a luxurious 4-piece ensuite. Ideally located near scenic walking pathways, this home perfectly blends comfort and outdoor adventure. Book a showing today!