

**2406 Jumping Pound Common
Cochrane, Alberta**

MLS # A2178821



\$429,900

Division:	Jumping Pound Ridge		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,368 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Front Yard, Views		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Granite Counters, High Ceilings, Kitchen Island

Water: -

Sewer: -

Condo Fee: \$ 227

LLD: -

Zoning: R-MD

Utilities: -

Inclusions: N/A

Welcome to Jumping Pound Common—a delightful family-friendly neighborhood nestled within the serene Jumping Pound Nature Reserve and Jumping Pound Creek! This home has been meticulously cared for, pride of ownership is evident throughout! As you enter the home through the front gated yard you'll be impressed with a bright foyer, leading to a versatile den/office space, a spacious closet, and a convenient half bath. The attached garage provides ease and efficiency for daily life with ample storage for bikes and outdoor gear along with the electrical panel and mechanical room housing the furnace and hot water tank. Head upstairs to discover soaring 9-foot ceilings and abundant natural light streaming through large windows. The kitchen, a true chef's dream, features granite countertops, floor-to-ceiling cabinetry, and a stainless steel appliance package, seamlessly connecting to a generous dining area—ideal for entertaining. The south-facing living room offers breathtaking views of the rolling hills atop jumping pound creek making it a cozy spot to unwind. On the top floor you'll find two well-sized bedrooms, a stylish 4-piece bath, accompanied by an upper-level laundry room for added convenience. The primary suite serves as your personal retreat, boasting dual closets, a luxurious 4-piece ensuite, and serene views of the rolling hills beyond. This home is perfectly situated near scenic walking paths, schools, shopping and George Fox + Cowboy Trail for easy access in and out of Cochrane. This is truly an ideal blend of urban comfort and outdoor adventure. Don't miss your chance to experience it—book your showing today!