

**28 Jumping Pound Rise
Cochrane, Alberta**

MLS # A2180522



\$775,000

Division:	Jumping Pound Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,418 sq.ft.	Age:	2010 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Garden		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	TV Mount-Living Room, Pool Table (optional)		

Nestled in the sought-after community of Jumping Pound Ridge in Cochrane, this stunning 1418 sqft walkout bungalow with a separate entrance offers an unparalleled blend of elegance, comfort, and functionality. Surrounded by picturesque walking paths and natural beauty, this home welcomes you with a bright and spacious main floor featuring an open-concept design. The modern kitchen is a chef’s dream, complete with sleek granite countertops, a large island perfect for entertaining, and plenty of storage space. The inviting living area is anchored by a beautiful gas fireplace and unique cozy elevated reading nook, creating the ideal setting for relaxation. The main floor also includes two generously sized bedrooms, including a tranquil primary suite with a luxurious ensuite, an additional full bathroom, and the convenience of main floor laundry. The fully finished walkout basement is an entertainer’s paradise, boasting two additional bedrooms, a full bathroom, a stylish wet bar, and a dedicated theatre room for unforgettable movie nights. This thoughtfully designed home is located in a tranquil neighborhood offering everything you could want for modern living. Book your private viewing today and experience the charm of Jumping Pound Ridge!