

164 Jumping Pound Terrace
Cochrane, Alberta

MLS # A2193058



\$775,000

Division:	Jumping Pound Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,558 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Ceiling Speakers, Upper Garage Shelving, Attached Vacuum & System (as is)

Nestled in the sought-after community of Jumping Pound Ridge, this fully developed two-storey home offers over 3,700 square feet of living space with four bedrooms and three and a half bathrooms. Thoughtfully designed, it features a double attached garage with an overhead storage system and a layout that balances functionality with comfort. Step inside to a spacious entryway, featuring a 20' ceiling that opens to above, setting the tone for the rest of the home. Hardwood flooring extends throughout much of the main floor, complemented by 9’ ceilings and large windows that fill the interior with natural light. The open-concept kitchen, living, and dining areas provide a seamless flow for everyday living and entertaining. A striking double-sided stone gas fireplace separates the living room and family room, which could also serve as a formal dining space. The living room is warmed by plush carpeting, while the kitchen boasts sleek white full-height cabinetry, stainless steel appliances, and a central island with seating. A walk-through pantry, easily accessed from the mudroom, offers ample storage and convenience for unloading groceries. Completing the main level is a two-piece powder room. Upstairs, the bonus room provides additional living space, ideal for a media area or playroom. The expansive primary retreat includes a walk-in closet and a luxurious five-piece ensuite featuring dual sinks, an oversized standalone shower, a large soaker tub, and direct access to the laundry room. Two additional bedrooms and a four-piece bathroom complete the upper floor. The bright, spacious basement is designed for relaxation and entertainment, featuring 9’ ceilings and a huge rec room with a double-sided gas fireplace. A wet bar with a sink and wine fridge enhances the space for hosting. An additional bedroom enjoys fireplace access, while a

four-piece bathroom with in-floor heating and extra storage completes this level. The basement is wired for sound with in-ceiling speakers, making it ideal for movie nights or music lovers. Outdoor living is just as inviting, with upper and lower decks, complete with a BBQ gas line, perfect for grilling and enjoying warm summer evenings. Mature trees offer privacy, while a grassy area provides room to play or unwind. Additionally, there are two large enclosed storage spaces under the deck. Recent upgrades include a new stove (2021), refrigerator (2022), microwave (2020), washer and dryer (2021). Jumping Pound Ridge blends nature and convenience, with walking and biking paths along Jumping Pound Creek and the Bow River. Nearby are Bow Ridge Field, parks, playgrounds, and Spray Lakes Sawmills Recreation Centre. Cochrane's shops, restaurants, and amenities are minutes away, with easy access to Highway 22 and 1A for trips to Ghost Lake or Canmore. A rapidly growing community, Cochrane embraces its western heritage while offering modern conveniences, stunning mountain views, and a vibrant main street—all just a short drive from Calgary!