

# \$440,000 - 2202 Jumping Pound Common, Cochrane

MLS® #A2198447

**\$440,000**

2 Bedroom, 3.00 Bathroom, 1,361 sqft

Residential on 0.03 Acres

Jumping Pound Ridge, Cochrane, Alberta

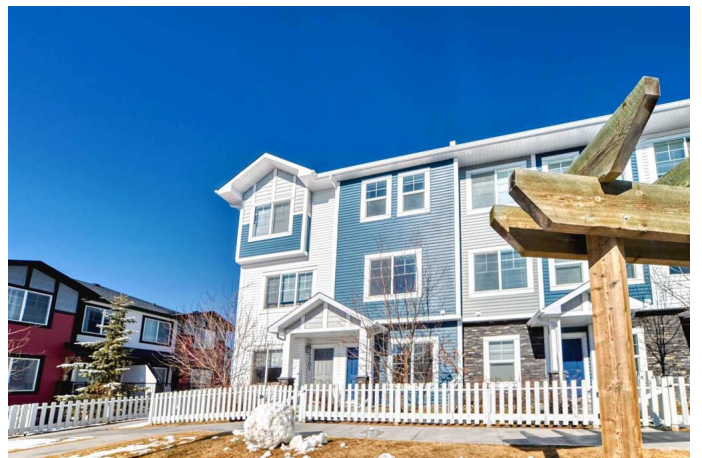
This modern style town home offers everything you have been looking for. Upon entering this home, you will see the central court yard right front of entrance, which makes this home stands out. Main floor offers spacious entry that leads into a single attached garage, bright office/den and a 2 pcs bath. The open concept second floor provides ample living space in the form of a large kitchen, living room and dining room. The south-facing living room offers stunning views. The kitchen features an island, upgraded stainless steel appliances, quartz countertops, tiled backsplash, and a private balcony. The upper level is bright & sunny with plenty of windows & includes 2 Bedrooms. The large primary bedroom is very spacious, has a 4 piece ensuite bath with 2 big closets & 2 large windows. The 2nd bedroom is spacious as well with 4-piece bathroom right next to. The complex is beautifully landscaped, with trees, shrubs and white picket fences that adds to the charm. Conveniently located near Bow Ridge! Walk 30 seconds from your front door to the many walking paths along the ridge. Book your private viewing today & Donâ€™t miss out on this opportunity!!

Built in 2017

## Essential Information

MLS® # A2198447

Price \$440,000



Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,361
Acres	0.03
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	2202 Jumping Pound Common
Subdivision	Jumping Pound Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2L1

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Concrete Driveway, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony, Courtyard
Lot Description	Landscaped, Low Maintenance Landscape, Many Trees, Rectangular Lot, Treed

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 17th, 2025
Days on Market	23
Zoning	R-MD

### **Listing Details**

Listing Office	CIR 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.