# \$425,000 - 2202 Jumping Pound Common, Cochrane

MLS® #A2227153

# \$425,000

2 Bedroom, 3.00 Bathroom, 1,361 sqft Residential on 0.03 Acres

Jumping Pound Ridge, Cochrane, Alberta

\*\*\*OPEN HOUSE, SATURDAY, JUNE 7, from 1-3 PM.\*\*\* Welcome to this beautifully designed modern townhome that truly offers everything you've been looking for. From the moment you arrive, the unique central courtyard at the entrance sets this home apart, creating a welcoming and distinctive first impression.

The main floor features a spacious entryway that leads to a single attached garage, a bright office or den, and a convenient 2-piece bathroomâ€"perfect for a home office setup or quest space.

Upstairs, the open-concept second floor is ideal for entertaining or everyday living, offering a large kitchen, dining area, and a sun-filled south-facing living room with stunning ridge views. The kitchen is a chef's dream, complete with a central island, upgraded stainless steel appliances, quartz countertops, stylish tiled backsplash, and access to a private balcony.

The upper level is bright and airy, boasting two generously sized bedrooms. The primary suite includes a 4-piece ensuite bath, two large closets, and oversized windows that flood the room with natural light. A second spacious bedroom and another full 4-piece bath complete the top floor.

The complex is beautifully landscaped with mature trees, shrubs, and charming white picket fences, enhancing its curb appeal.

Located just steps from the scenic Bow Ridge walking paths, this home combines modern







living with access to nature.

Don't miss this exceptional opportunityâ€"book your private viewing today!

#### Built in 2017

### **Essential Information**

MLS® # A2227153 Price \$425,000

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 3 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 Driveway, Single Garage Attached

# of Garages 1

#### Interior

Interior Features Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl

Windows

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None Basement None

#### **Exterior**

Exterior Features Balcony, Courtyard

Lot Description Front Yard, Landscaped, Low Maintenance Landscape, Many Trees,

Rectangular Lot, Street Lighting, Treed

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 4th, 2025

Days on Market 12

Zoning R-MD

# **Listing Details**

Listing Office CIR Realty

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