

\$799,000 - 23 Jumping Pound Rise, Cochrane

MLS® #A2255954

\$799,000

4 Bedroom, 4.00 Bathroom, 2,442 sqft

Residential on 0.10 Acres

Jumping Pound Ridge, Cochrane, Alberta

Discover the best of Cochrane living in sought-after Jumping Pound Ridge. Where lifestyle and luxury meet in a family-friendly community, surrounded by scenic pathways and an Environmental Reserve. This immaculate 2-storey home shines with 4 spacious bedrooms, a dedicated home office, and a versatile bonus room. From the moment you step inside, rich hardwood floors set the tone, leading you to a sun-filled open floor plan that feels both warm and inviting. A main level office provides the perfect space for work or study, while the chef's kitchen impresses with stainless steel appliances, granite counters, espresso cabinetry, and an updated backsplash. Entertain with ease in the dining area that flows seamlessly onto an oversized west-facing deck—ideal for summer evenings and private backyard gatherings. With your immaculate landscaping, fire pit area, and hot tub, you can enjoy every season. Upstairs, retreat to a serene primary suite with a soaker tub, dual vanity, and walk-in closet, complemented by two generous bedrooms and a huge bonus room, with beautiful morning sunlight. The fully finished basement adds even more living space with a rec area, additional bedroom, and full bath. Thoughtful upgrades throughout include Hunter Douglas window coverings, high-end solar panel system, Gemstone lights, a new fridge, dishwasher, and hot water tank, plus a heated garage with storage and workbench. With updated flooring, hardwood stairs, and



designer light fixtures, this home truly checks every box.

Built in 2008

Essential Information

MLS® #	A2255954
Price	\$799,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,442
Acres	0.10
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	23 Jumping Pound Rise
Subdivision	Jumping Pound Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0K4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated, Oversized
# of Garages	2

Interior

Interior Features	Bar, High Ceilings, No Smoking Home
Appliances	Built-In Gas Range, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard		
Lot Description	Creek/River/Stream/Pond,	Environmental Reserve,	Landscaped, Rectangular Lot
Roof	Asphalt Shingle		
Construction	Stone, Vinyl Siding, Wood Frame, Wood Siding		
Foundation	Poured Concrete		

Additional Information

Date Listed	September 12th, 2025
Days on Market	10
Zoning	R-LD

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.