

# \$495,000 - 1703 Jumping Pound Common, Cochrane

MLS® #A2240077

**\$495,000**

3 Bedroom, 4.00 Bathroom, 1,886 sqft

Residential on 0.05 Acres

Jumping Pound Ridge, Cochrane, Alberta

**\*\*OPEN HOUSE SATURDAY JULY 26th**

**1:00-3:00pm\*\***Nestled in the serene

community of Jumping Pound Ridge, this beautifully appointed 3-bedroom, 2 full bathroom, and 2 half bathroom townhome offers the perfect blend of modern comfort and natural beauty. Spanning three levels, the home features an oversized single attached garage and private driveway, ensuring ample parking. The ground floor welcomes you with a bright and versatile recreation room/home gym/guest bedroom/home office, generous storage space, and a convenient half bathroom. Upstairs, the open-concept second level is ideal for both everyday living and entertaining, showcasing a spacious soaring 10ft ceilings, updated white and bright kitchen featuring quartz countertops and tiled back splash, SS appliances, dining area, and inviting living room. There are two decks to enjoy the sunshine and nature all day long! One is located off the kitchen, perfect access for outdoor cooking. The second large deck is just off the living room, enjoy the Mountain views to the west as well as your friendly neighbourhood cows roaming the serene field behind. The top floor hosts three comfortable bedrooms, including a primary suite with its own en-suite featuring a walk-in shower, while an additional full bathroom with a shower-tub combo serves the remaining bedrooms. The laundry room is conveniently located on the upper level. Set against the breathtaking backdrop of the foothills and overlooking the



Mountains and the Jumping Pound Creek, this townhome offers a tranquil lifestyle, complete with a nearby playground for children and easy access to outdoor adventuresâ€”all just a short drive from the city.

Built in 2018

### Essential Information

MLS® #	A2240077
Price	\$495,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,886
Acres	0.05
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	1703 Jumping Pound Common
Subdivision	Jumping Pound Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2L1

### Amenities

Amenities	Gazebo, Picnic Area, Park, Snow Removal
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home,
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	Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Oven
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 19th, 2025
Days on Market	7
Zoning	R-MD

## Listing Details

Listing Office	CIR Realty
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