

\$399,900 - 2306 Jumping Pound Common, Cochrane

MLS® #A2261079

\$399,900

2 Bedroom, 2.00 Bathroom, 1,290 sqft

Residential on 0.04 Acres

Jumping Pound Ridge, Cochrane, Alberta

Walking into this home you will find a nice brightly lit Office, with a 2-piece bathroom off to the side. The garage entrance is at the back of this area, which has ample storage and room for an SUV sized car. Up the stairs you will walk into your kitchen with an island and open to the living room area, a deck of the back of the home for your BBQ. Very spacious and lots of sunlight shining in from both sides of the room. Up another wide staircase, you will find the 2 large bedrooms with a 4-piece bath and laundry room separating them. There is plenty of storage places in this home, it is well cared for and just waiting for your special touches.

Built in 2017

Essential Information

MLS® #	A2261079
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,290
Acres	0.04
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey



Status	Active
--------	--------

Community Information

Address	2306 Jumping Pound Common
Subdivision	Jumping Pound Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2L1

Amenities

Amenities	Park, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Driveway, Garage Door Opener, Garage Faces Rear, Parking Pad, Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Quartz Counters, Storage
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer
Heating	Baseboard
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 7th, 2025
Days on Market	32
Zoning	R-MD

Listing Details

Listing Office	First Place 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.