

# \$449,900 - 2508 Jumping Pound Common, Cochrane

MLS® #A2201408

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,451 sqft  
Residential on 0.04 Acres

Jumping Pound Ridge, Cochrane, Alberta

Welcome to this immaculate 3-bedroom, 2.5-bathroom end unit townhome – a former showhome that effortlessly blends style, comfort, and functionality. Nestled in one of the best locations, where you are steps away from the school bus stop across the street, where views are present through every window, and access in and out is a breeze, this is the one!

Step inside to discover a bright, open-concept living space flooded with natural light, thanks to expansive windows and the coveted end unit location. The kitchen is a chef's dream, featuring sleek quartz countertops, stainless steel appliances, spacious island, and abundant cabinet space. Just off the kitchen, the south-facing balcony just off the kitchen is a welcoming sight. It is perfect for that morning coffee or the outdoor family meal.

Upstairs, the primary bedroom serves as a private retreat, complete with his and hers closets and a 3-pc ensuite featuring with a glass-enclosed shower. The laundry is conveniently located in the upper-level and has been upgraded to an energy efficient modern LG 2-1. Two additional generously sized bedrooms, a full bath complete the level. The entry level offers a comfy space just perfect home a home office, or can be flexed into a gym or play area! The single attached garage has you covered - it's heated, along with upgraded lighting as well as a 220V charging station for an electronic vehicle. Freshly painted and just a minute walk from



the playground! Townhomes like this one are the total package. Don't miss out on this rare opportunity – schedule your private showing today!

Built in 2015

### Essential Information

MLS® #	A2201408
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,451
Acres	0.04
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	2508 Jumping Pound Common
Subdivision	Jumping Pound Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2L1

### Amenities

Amenities	Parking, Playground, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Single Garage Attached, In Garage Electric Vehicle Charging Station(s)
# of Garages	1

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,
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	Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Level, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 19th, 2025
Days on Market	14
Zoning	R-MD

## Listing Details

Listing Office	eXp Realty
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