

# \$749,000 - 24 Jumping Pound Link, Cochrane

MLS® #A2239737

**\$749,000**

4 Bedroom, 4.00 Bathroom, 1,970 sqft

Single Family on 0.17 Acres

Jumping Pound Ridge, Cochrane, Alberta

Discover the perfect blend of comfort and versatility in this stunning 4-bedroom home in scenic Jumping Pound Ridge. This quiet street, in this prestigious community is rare, and this property has one of the **LARGEST** lots, perfect for your family. Jumping Pound is surrounded by an **ENVIRONMENTAL RESERVE**, and has easy access in and out of downtown Cochrane. Steps to Jumping Pound Creek, for those magical days of swimming, walking, fishing, or even skating. Featuring a **LEGAL SUITE** and a **FULLY FINISHED WALKOUT BASEMENT**. With a full kitchen, separate entrance, separate furnaces, separate laundry, and separate electrical panels, upgraded sub-floor: this space is ready to go for any of your needs! This home was **EXTENSIVELY UPGRADED** with Hardie-Board, concrete roof tiles, Kinetico Water Treatment, a New Hot Water Tank, and upgraded insulation. The main level boasts rich hardwood floors, elegant granite countertops, stainless steel appliances, and a warm gas fireplace. Upstairs you'll find 3 spacious bedrooms, including a serene primary suite with a 5-piece ensuite featuring a jacuzzi/steam shower combo. **PLUS**, a sunlit den/flex space offers ideal space for a home office, hobby room or the Laundry Room of your dreams! Includes **BRAND NEW WASHER AND DRYER**! The bright and open walkout basement includes a large rec room, full kitchen, bedroom, and 4-piece bathroom—leading to a private patio. Take in



the views of the Northern Lights from your expansive deck and enjoy the ease of low-maintenance landscaping and an attached double garage. You can experience the best of Cochrane lifestyle in this truly special home, in one of Cochrane’s most sought-after communities. (id:6289)

Built in 2012

**Essential Information**

Listing #	A2239737
Price	\$749,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,970
Acres	0.17
Year Built	2012
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	24 Jumping Pound Link
Subdivision	Jumping Pound Ridge
City	Cochrane
Province	Alberta
Postal Code	T4C0K4

**Amenities**

Amenities	Park, Playground, Shopping
Features	PVC window
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

**Interior**

Appliances	Washer, Refrigerator, Cooktop - Electric, Dryer, Microwave, Oven - Built-In, Hood Fan
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Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Walk out, Suite

## Exterior

Exterior	Stone
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office RE/MAX iRealty Innovations



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