

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

MLS® #A2255954

**\$799,000**

4 Bedroom, 4.00 Bathroom, 2,442 sqft

Single Family 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. (id:6289)

Built in 2008

**Essential Information**

Listing #	A2255954
Price	\$799,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,442
Acres	0.10
Year Built	2008
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	23 Jumping Pound Rise
Subdivision	Jumping Pound Ridge
City	Cochrane
Province	Alberta
Postal Code	T4C0K4

**Amenities**

Amenities	Playground, Shopping
Features	Other, No Smoking Home, Environmental reserve
Parking Spaces	4
Parking	Attached Garage, Garage, Heated Garage, Oversize
# of Garages	3

**Interior**

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Microwave, Hood Fan, Window Coverings, Garage door opener
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Has Basement      Yes

**Exterior**

Exterior                      Stone, Vinyl siding, Wood siding  
Exterior Features      Landscaped  
Construction              Wood frame  
Foundation                Poured Concrete

**Listing Details**

Listing Office              RE/MAX iRealty Innovations



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