

# \$499,900 - 2003 Jumping Pound Common, Cochrane

MLS® #A2228218

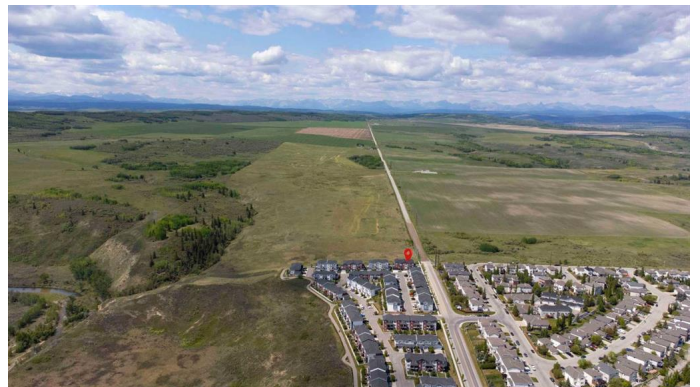
**\$499,900**

3 Bedroom, 4.00 Bathroom, 1,681 sqft

Residential on 0.04 Acres

Jumping Pound Ridge, Cochrane, Alberta

Welcome to this beautifully designed 3-storey townhouse located in the scenic community of Jumping Pound Ridge. Nestled between JUMPING POUND CREEK and the BOW RIVER, and BACKING DIRECTLY ONTO RESERVE LAND with west-facing VIEWS, this home offers the perfect balance of nature, comfort, and convenience. Main floor-Step into a welcoming FLEX SPACE ideal for a home office, gym, or additional living area, complete with PATIO DOORS leading to a covered patio and FULLY FENCED YARD that backs onto serene WALKING PATHS. A convenient 2 PC BATHROOM completes the level, along with access to the SINGLE ATTACHED GARAGE. Second Level-Featuring 9' KNOCKDOWN CEILINGS, LUXURY VINYL PLANK flooring, and recessed lighting, this level is bright, airy, and modern. The OPEN-CONCEPT living area includes PATIO DOORS LEADING WEST, offering beautiful sunset views, and a second, smaller DECK OFF THE KITCHEN—perfect for your morning coffee or grilling. The kitchen boasts a LARGE QUARTZ ISLAND, SOFT-CLOSE CABINETS, SPACIOUS PANTRY, and another 2 PC BATH for guests. Third Level-Upstairs you'll find 3 BEDROOM, including a primary suite with STUNNING WEST VIEWS, a WALK-IN CLOSET and a private 3 PC ENSUITE. UPSTAIRS LAUNDRY, and A shared 4-PC BATH with tile and QUARTZ COUNTER TOPS serves the additional bedrooms, offering both style and functionality. Enjoy immediate access to



WALKING PATHS, PARKS, PLAYGROUNDS, SOCCER FIELDS, BALL DIAMONDS, and local shops, all within minutes of your front door. With a tranquil, NATURAL SETTING THAT FEELS LIKE YOU'RE NOT IN TOWN, and easy access to Calgary and the mountains, this location is ideal!

Built in 2016

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2228218      |
| Price          | \$499,900     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 2             |
| Half Baths     | 2             |
| Square Footage | 1,681         |
| Acres          | 0.04          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2003 Jumping Pound Common |
| Subdivision | Jumping Pound Ridge       |
| City        | Cochrane                  |
| County      | Rocky View County         |
| Province    | Alberta                   |
| Postal Code | T4C 2L1                   |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Picnic Area, Playground, Visitor Parking |
| Parking Spaces | 2                                        |
| Parking        | Off Street, Single Garage Attached       |
| # of Garages   | 1                                        |

### Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                  |
| Heating           | Forced Air                                                                                                                                        |
| Cooling           | None                                                                                                                                              |
| Basement          | None                                                                                                                                              |

## Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                                                               |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Environmental Reserve, Interior Lot, Landscaped, No Neighbours Behind, Views |
| Roof              | Asphalt Shingle                                                                                                       |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                                       |
| Foundation        | Poured Concrete                                                                                                       |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 9              |
| Zoning         | R-MD           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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