

# \$739,900 - 3 Jumping Pound Link, Cochrane

MLS® #A2233890

**\$739,900**

3 Bedroom, 3.00 Bathroom, 1,983 sqft  
Residential on 0.12 Acres

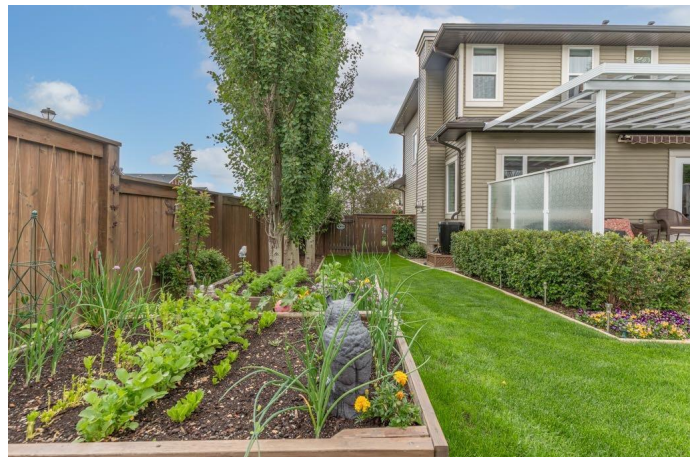
Jumping Pound Ridge, Cochrane, Alberta

~PRICE REDUCTION~ Looking for an immaculately kept home? This absolutely stunning property is sure to exceed your expectations. Meticulously maintained and truly a rare find—homes like this don't come along often. A visit to this property is a must to experience the beauty and character it offers.

If you appreciate beautiful outdoor spaces, prepare to fall in love. The care, dedication, and pride of ownership poured into this property are evident at every turn. Let's start with the private, multi-tiered covered deck—an ideal retreat for morning coffee, an artist's easel, or your latest novel. With low-maintenance composite decking and serene views into the mature, park-like backyard, you'll find yourself drawn to this peaceful space day after day.

The yard is exceptional. Manicured trees, a lush, golf course-worthy lawn, raised garden beds to grow your own veggies, vibrant perennials, and even a charming clothesline for fresh summer linens—it's a dream setting. The curb appeal is just as impressive, with exposed aggregate driveway, walkway, and front steps that are sealed each year.

Step inside and... wow. Impeccably cared-for hardwood floors, a bright and welcoming ambiance, elegant wainscoting, and white glass cabinetry surrounding a central fireplace.



A wall of windows fills the space with natural light. The timeless kitchen is as functional as it is beautiful, featuring warm wood tones, a gas range, granite countertops, and a dream walk-through butler's pantry with butcher block counters and pull-out drawers—perfect for those who love to stay organized.

The laundry room is bright, efficient, and cheerful, with excellent storage. Upstairs, thoughtful details continue—custom shelving, art niches, and space to showcase your keepsakes. The three generous bedrooms are bright and inviting. The primary suite is filled with charm and comfort, featuring a 5-piece ensuite with double vanity, walk-in shower, and a great sense of space.

A thoughtfully located bonus room offers versatility as a hobby area, music room, or play space. Window shutters add a touch of elegance throughout. Even the double attached garage is impressive—extra tall, immaculately kept, and ideal for additional storage.

Set in Jumping Pound Ridge, this home is part of a quiet and scenic community that offers nature trails, sports fields, parks and toboggan hills—perfect for year-round outdoor living. With easy access to Highway 22 and the 1A, commuting into Calgary or escaping to the mountains will be a breeze. Additional features include: permanent gemstone exterior lighting (twinkle your way through the seasons!), in-floor heat on the main level, on-demand hot water, central vacuum system, dual-level blinds, and ample guest parking.

This home is spotless, thoughtfully designed, and move-in ready. Come experience for yourself what has been so lovingly created here. Unpack and enjoy—there's truly nothing left to do.

Built in 2011

## Essential Information

MLS® #	A2233890
Price	\$739,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,983
Acres	0.12
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	3 Jumping Pound Link
Subdivision	Jumping Pound Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0K2

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated, Aggregate
# of Garages	2

## Interior

Interior Features	Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Garden, Lighting, Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	17
Zoning	R-LD

## Listing Details

Listing Office	Century 21 Foothills Real Estate
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