

# \$900,000 - 48 Jumping Pound Terrace, Cochrane

MLS® #A2240873

**\$900,000**

4 Bedroom, 4.00 Bathroom, 2,611 sqft

Residential on 0.11 Acres

Jumping Pound Ridge, Cochrane, Alberta

**\*\* Open House Sunday July 20 1-3 PM \*\***

Welcome to 48 Jumping Pound Terrace â€” a beautifully designed 4-bedroom, 3.5-bathroom walkout home that offers space, style, and stunning natural light throughout all levels. Total finished living space is 3,760 sqft with the finished walkout basement. Sitting above the neighbouring homes behind, this property offers both a sense of privacy and scenic views from the main and upper floors. The main level showcases rich hardwood flooring, a bright open-concept layout, and a dramatic living room with soaring ceilings open to above. A striking floor-to-ceiling stone fireplace serves as the focal point, creating a cozy yet elegant atmosphere. The spacious kitchen features a walk-through pantry, ideal for organization and ease, and the dining area is perfectly positioned to enjoy the views. A convenient main floor den, laundry, and powder room round out this level. Upstairs, you'll find a large bonus/family room drenched in natural lightâ€”perfect for movie nights or a quiet reading corner. Tucked between the primary bedroom and the open-to-below space is a **\*\*cleverly designed homework or study nook\*\***, ideal for kids or as a small home office setup. The expansive primary bedroom easily accommodates a king-sized bed and is paired with a luxurious en-suite boasting a soaker tub, double vanity, and separate shower. The second and third bedrooms feature charming wainscoting and are perfect for family or guests. The fully finished walkout basement is



an entertainerâ€™s dream, complete with a wet bar, built-in bookcase and entertainment feature, dedicated wine room, spacious rec area, 4th bedroom, full bath and in-floor heat. Oversized windows ensure the lower level feels bright and welcoming. Step outside to enjoy a private backyard retreat with mature berry bushes and a natural slope that enhances both privacy and views. The location is unbeatableâ€™with \*\*quick access to a nearby park area, extensive walking paths, and scenic walking access to both the Bow River and Jumping Pound Creek\*\*â€™ideal for nature lovers and active lifestyles. This home is the perfect blend of functionality, comfort, and refined details, nestled in one of Cochraneâ€™s most desirable communities.

Built in 2008

**Essential Information**

MLS® #	A2240873
Price	\$900,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,611
Acres	0.11
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	48 Jumping Pound Terrace
Subdivision	Jumping Pound Ridge
City	Cochrane
County	Rocky View County

Province	Alberta
Postal Code	T4K 0K3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Water Purifier, Water Softener, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Other
Lot Description	Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 17th, 2025
Days on Market	11
Zoning	R-LD

### Listing Details

Listing Office	Coldwell Banker United
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