

# \$419,000 - 1807 Jumping Pound Common, Cochrane

MLS® #A2237892

**\$419,000**

3 Bedroom, 3.00 Bathroom, 1,162 sqft

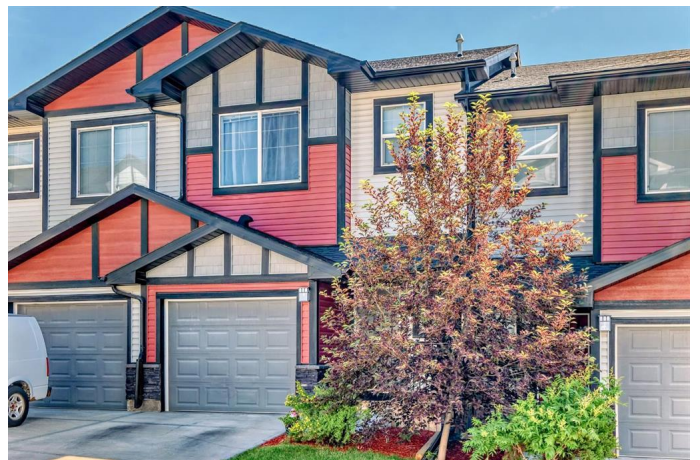
Residential on 0.04 Acres

Jumping Pound Ridge, Cochrane, Alberta

Welcome to 1807 Jumping Pound Common, a modern and sleek 3-bedroom town home in the picturesque community of Cochrane, AB. If a friendly and welcoming atmosphere and relaxed way of life is what youâ€™ve come for, youâ€™re in the right place. Enter your new home to find functionality and convenience from the moment you step inside. Entry hallway leads to main living area and kitchen, with a beautiful sunlit deck ready for you to enjoy your new backyard. Low Condo fee includes common area grounds maintenance and looking around the effort and care put into the property is evident. Upstairs find your primary bedroom with ensuite and walk-in closet; convenient features in this well designed townhome. Upstairs includes 2 additional bedrooms plus laundry area with storage, all tucked neatly behind two bi-fold doors.

Head downstairs to find the partially finished basement. Rough-in is completed for a bathroom and with some framing and drywall easily add a fourth bedroom to the home. Majority of the basement work is complete and just needs your finishing touches. Leave your car in the single garage and take a walk along the paths in this quiet community. A move here brings you close to nature, not to mention baseball and soccer fields right in your community, plus Cochranes most exciting sliding hill. Book with your Realtor today!

Built in 2017



## Essential Information

MLS® #	A2237892
Price	\$419,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,162
Acres	0.04
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	1807 Jumping Pound Common
Subdivision	Jumping Pound Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C1V4

## Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Parking Pad, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Kitchen Island, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Garden
Lot Description	Back Yard, Lawn, Low Maintenance Landscape, Garden, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Mixed
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 9th, 2025
Days on Market	19
Zoning	R-MD

**Listing Details**

Listing Office	2% Realty
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