# \$749,000 - 24 Jumping Pound Link, Cochrane

MLS® #A2239737

# \$749,000

4 Bedroom, 4.00 Bathroom, 1,970 sqft Residential on 0.17 Acres

Jumping Pound Ridge, Cochrane, Alberta

Discover the perfect blend of comfort and versatility in this stunning 4-bedroom home in scenic Jumping Pound Ridge. This quiet street, in this prestigious community is rare, and this property has one of the LARGEST lots, perfect for your family. Jumping Pound is surrounded by an ENVIRONMENTAL RESERVE, and has easy access in and out of downtown Cochrane. Steps to Jumping Pound Creek, for those magical days of swimming, walking, fishing, or even skating. Featuring a LEGAL SUITE and a FULLY FINISHED WALKOUT BASEMENT. With a full kitchen. separate entrance, separate furnaces, separate laundry, and separate electrical panels, upgraded sub-floor: this space is ready to go for any of your needs! This home was **EXTENSIVELY UPGRADED with** Hardie-Board, concrete roof tiles, Kinetico Water Treatment, a New Hot Water Tank, and upgraded insulation. The main level boasts rich hardwood floors, elegant granite countertops, stainless steel appliances, and a warm gas fireplace. Upstairs you'll find 3 spacious bedrooms, including a serene primary suite with a 5-piece ensuite featuring a jacuzzi/steam shower combo. PLUS, a sunlit den/flex space offers ideal space for a home office, hobby room or the Laundry Room of your dreams! Includes BRAND NEW WASHER AND DRYER! The bright and open walkout basement includes a large rec room, full kitchen, bedroom, and 4-piece bathroomâ€"leading to a private patio. Take in







the views of the Northern Lights from your expansive deck and enjoy the ease of low-maintenance landscaping and an attached double garage. You can experience the best of Cochrane lifestyle in this truly special home, in one of Cochrane's most sought-after communities.

### Built in 2012

## **Essential Information**

MLS® # A2239737 Price \$749,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,970 Acres 0.17 Year Built 2012

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 24 Jumping Pound Link Subdivision Jumping Pound Ridge

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 0K4

# **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

### Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, Pantry, Storage, Vinyl

Windows, Walk-In Closet(s), Granite Counters, Jetted Tub, Separate

Entrance

Appliances Range Hood, Refrigerator, Built-In Oven, Dryer, Electric Cooktop,

Microwave, Washer

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full, Exterior Entry, Suite, Walk-Out

#### **Exterior**

Exterior Features Balcony, Garden, Private Entrance

Lot Description Back Yard, Front Yard, Low Maintenance Landscape, Pie Shaped Lot,

Sloped Down

Roof Concrete

Construction Wood Frame, Cement Fiber Board, Stone

Foundation Poured Concrete

#### Additional Information

Date Listed July 16th, 2025

Days on Market 106
Zoning R-LD

# **Listing Details**

Listing Office RE/MAX iRealty Innovations

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