

# \$735,000 - 28 Jumping Pound Rise, Cochrane

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MLS® #A2195171

## \$735,000

4 Bedroom, 3.00 Bathroom, 1,416 sqft

Residential on 0.10 Acres

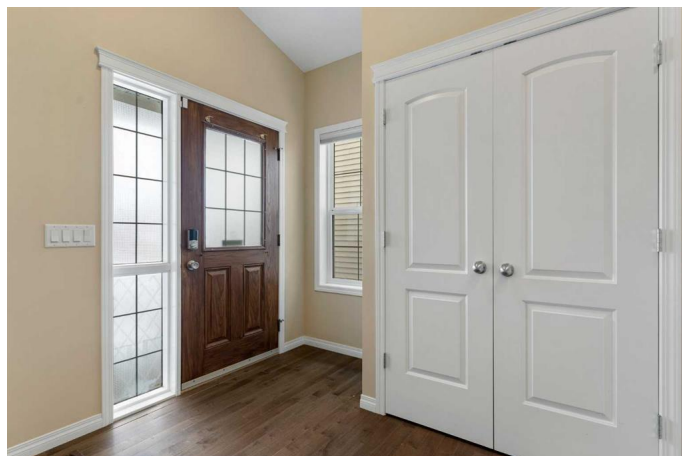
Jumping Pound Ridge, Cochrane, Alberta

Welcome to 28 Jumping Pound! This stunning BUNGALOW with a FULLY FINISHED WALKOUT BASEMENT offers the perfect blend of comfort and character within the beautiful community of Jumping Pound. Located near the Bow River and scenic walking/biking paths, this home is ideal for those who love nature and outdoor activities. Inside, you'll find an open floor plan with vaulted ceilings, a spacious kitchen featuring stainless steel appliances, granite countertops, and a large island with seating for three – perfect for family meals or entertaining guests. The home also boasts a dedicated theatre room and a pool table, ensuring endless entertainment options. The main floor offers everything you need for easy living, with the option to entertain in the walkout basement. Whether you're hosting a movie night or a dinner party, this home is designed for it all. Don't miss out on this exceptional property! Book your showing today!

Built in 2010

## Essential Information

MLS® #	A2195171
Price	\$735,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,416



Acres	0.10
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	28 Jumping Pound Rise
Subdivision	Jumping Pound Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0K5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Soaking Tub, Separate Entrance, Vaulted Ceiling(s), Wet Bar
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge
Heating	Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard, Landscaped, Lawn, Level, Garden, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Cedar
Foundation	Poured Concrete

**Additional Information**

Date Listed	February 19th, 2025
Days on Market	60
Zoning	R-LD

**Listing Details**

Listing Office	Royal LePage Benchmark
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