

2409 Jumping Pound Common Cochrane, Alberta

MLS # A2164400



\$434,900

Division:	Jumping Pound Ridge		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,289 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Low Maintenance Landscape, Landscaped		

Heating: Forced Air

Water: -

Floors: Carpet, Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 227

Basement: None

LLD: -

Exterior: Concrete, Vinyl Siding, Wood Frame

Zoning: R-MD

Foundation: Poured Concrete

Utilities: -

Features: Granite Counters, Kitchen Island, No Smoking Home

Inclusions: N/A

Welcome to the most beautiful community in Cochrane, Jumping Pound Ridge! The views and walking paths are what make this area truly amazing. This spacious townhouse exudes pride of home ownership and has amazing views of the nature reserve and the town of Cochrane. The open concept, main floor has 9 foot ceilings and gives you a ton of space for everyday living or entertaining. The kitchen is modern with an abundance of cabinet space for all of your storage needs and stainless steel appliances. Relax on the balcony that is located just off the kitchen. Upstairs are 2 generous sized bedrooms, a 4 piece bathroom and a convenient 3 storey laundry! The lower level has a flex/office room and another 2 piece bathroom. Never worry about parking with the single car garage plus an additional parking space on your driveway. Close to shopping, schools, playgrounds and public transit.