

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

MLS® #A2239737

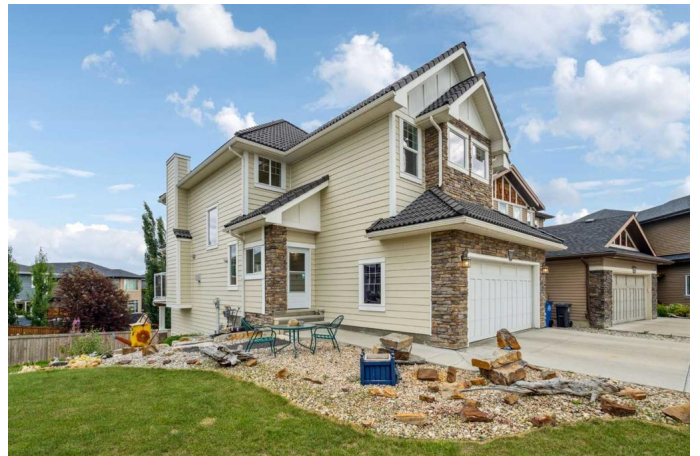
**\$749,000**

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 bathroom—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 | 110             |
| Zoning         | R-LD            |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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