

# \$519,900 - 601 Jumping Pound Common, Cochrane

MLS® #A2243735

**\$519,900**

3 Bedroom, 4.00 Bathroom, 1,157 sqft

Residential on 0.00 Acres

Jumping Pound Ridge, Cochrane, Alberta

Welcome home to this beautifully UPDATED modern 3-bedroom townhouse. This END UNIT features thoughtful finishes and extra little touches throughout. The heart of the home is the bright open kitchen, featuring warm wood cabinets, a stylish backsplash, granite countertops plus upgraded stainless steel appliances. Large side & rear WEST-FACING windows provide an abundance of natural light. 9' ceilings and laminate flooring create an open, elegant flow, while the upgraded tile in the entry, bathrooms, and laundry room tie everything together with a refined feel. Upstairs, there are three spacious bedrooms, including a calming primary retreat with room to unwind. All carpet is brand new! The finished basement offers incredible flexibility, featuring sound-insulated wood ceilings, spacious 2 piece bath, and a large storage room. Whether you're envisioning movie nights, a home gym, or a cozy family room, this space is ready for your vision. The attached garage is another standout—with a high-end epoxy floor coating, tire shelving, and even a hose bib for easy cleanups. Out back, your private deck is ready for summer evenings, with a gas line already in place for BBQ season. In stellar condition and decorated with timeless style, this is the townhome for you!

Built in 2015

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2243735      |
| Price          | \$519,900     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 2             |
| Half Baths     | 2             |
| Square Footage | 1,157         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 601 Jumping Pound Common |
| Subdivision | Jumping Pound Ridge      |
| City        | Cochrane                 |
| County      | Rocky View County        |
| Province    | Alberta                  |
| Postal Code | T4C 2L1                  |

### **Amenities**

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Visitor Parking                  |
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

### **Interior**

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Smoking Home, Open Floorplan, Stone Counters, Walk-In Closet(s)                                                |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                                                                           |
| Cooling           | None                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                       |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | BBQ gas line             |
| Lot Description   | Back Yard, Lawn, Views   |
| Roof              | Asphalt                  |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 41              |
| Zoning         | R-MD            |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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