

\$410,000 - 1308 Jumping Pound Common, Cochrane

MLS® #A2248988

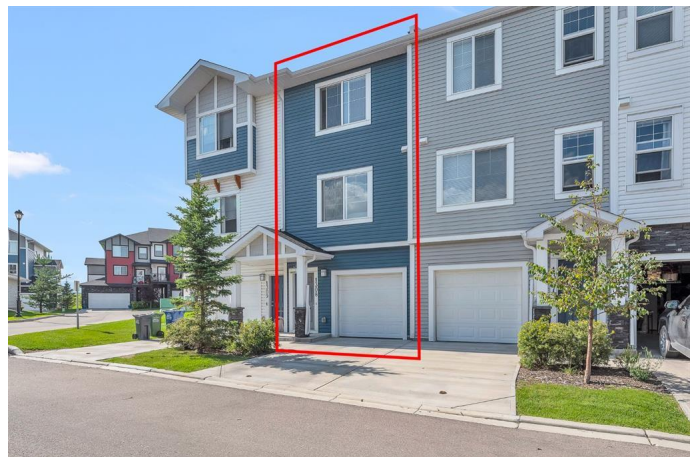
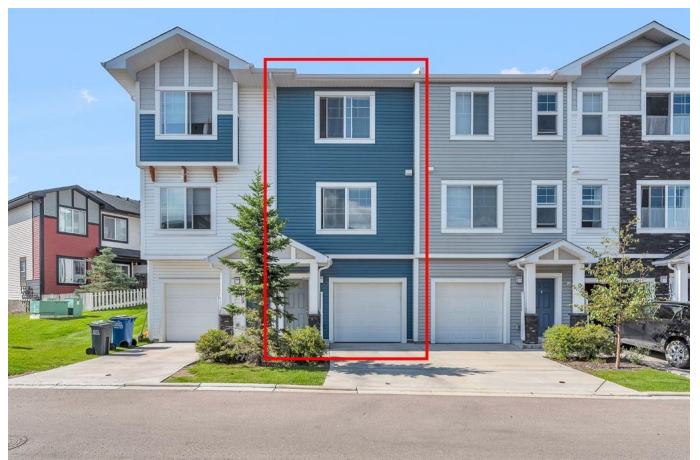
\$410,000

2 Bedroom, 3.00 Bathroom, 1,246 sqft

Residential on 0.04 Acres

Jumping Pound Ridge, Cochrane, Alberta

Welcome to 1308 Jumping Pound Common. Step through the front door into a welcoming entryway with a mudroom and interior door to your dedicated attached garage, offering both function and convenience. The main level features an expansive open concept living space, with a generous dining area and a breakfast bar on the oversized kitchen island topped with quartz countertops. The kitchen is a showpiece with all stainless steel KitchenAid appliances, ample storage, and a bright, airy feel. A thoughtfully laid out living room finishes off the main level. Impeccably maintained and move in ready, this home blends style with everyday comfort. Upstairs, you'll find two master sized bedrooms, each large enough for a king bed. The master suite offers a large closet and a 4 piece ensuite, while the second bedroom is equally spacious and filled with natural light and has a semi private full bathroom that makes the top floor ultra livable. The lower level includes a single attached garage, a flex space ideal for a home office or storage, and an adjacent utility room. Outside, enjoy a dedicated fenced backyard with beautiful landscaping, a rear porch for relaxing, and a private driveway for a second vehicle. Tucked away in a quiet part of town, this location is only a 5 minute drive to downtown Cochrane, grocery stores, and Spray Lake Sawmills Sports Centre. Nature is at your doorstep with the nature reserve and walking paths just one row back, a 5 minute walk to Jumping Pound Creek for summer



floats, plus nearby preschool, kindergarten, and sports fields all within a few minutesâ€™ walk. Lightly used and exceptionally well cared for, this home also includes upgraded shelving in closets, the garage, and the storage room. This property is ready for you to move in and enjoy.

Built in 2017

Essential Information

MLS® #	A2248988
Price	\$410,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,246
Acres	0.04
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1308 Jumping Pound Common
Subdivision	Jumping Pound Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C2L1

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, Off Street, Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Stone Counters, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	23
Zoning	R-MD

Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.