

# \$425,000 - 2202 Jumping Pound Common, Cochrane

MLS® #A2227153

**\$425,000**

2 Bedroom, 3.00 Bathroom, 1,361 sqft

Residential on 0.03 Acres

Jumping Pound Ridge, Cochrane, Alberta

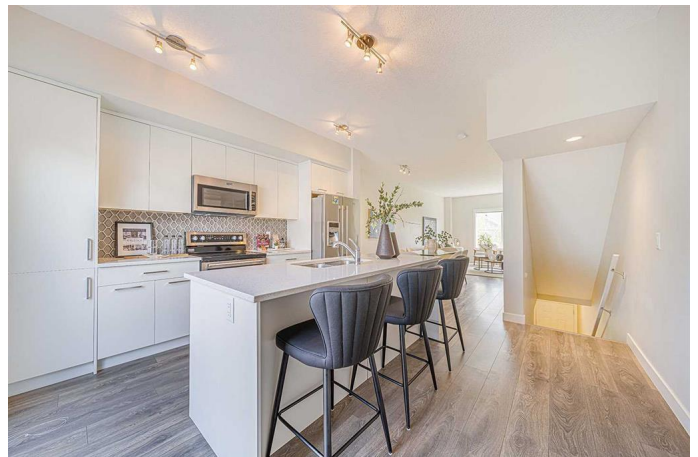
\*\*\*OPEN HOUSE, SATURDAY, JUNE 7, from 1-3 PM.\*\*\* Welcome to this beautifully designed modern townhome that truly offers everything youâ€™ve been looking for. From the moment you arrive, the unique central courtyard at the entrance sets this home apart, creating a welcoming and distinctive first impression.

The main floor features a spacious entryway that leads to a single attached garage, a bright office or den, and a convenient 2-piece bathroomâ€”perfect for a home office setup or guest space.

Upstairs, the open-concept second floor is ideal for entertaining or everyday living, offering a large kitchen, dining area, and a sun-filled south-facing living room with stunning ridge views. The kitchen is a chefâ€™s dream, complete with a central island, upgraded stainless steel appliances, quartz countertops, stylish tiled backsplash, and access to a private balcony.

The upper level is bright and airy, boasting two generously sized bedrooms. The primary suite includes a 4-piece ensuite bath, two large closets, and oversized windows that flood the room with natural light. A second spacious bedroom and another full 4-piece bath complete the top floor.

The complex is beautifully landscaped with mature trees, shrubs, and charming white picket fences, enhancing its curb appeal. Located just steps from the scenic Bow Ridge walking paths, this home combines modern



living with access to nature.  
Donâ€™t miss this exceptional  
opportunityâ€”book your private viewing today!

Built in 2017

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2227153      |
| Price          | \$425,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,361         |
| Acres          | 0.03          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2202 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 | Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows |
|-------------------|--|

|            |   |
|------------|---|
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating    | Forced Air, Natural Gas   |
| Cooling    | None  |
| Basement   | None  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Courtyard   |
| Lot Description   | Front Yard, Landscaped, Low Maintenance Landscape, Many Trees, Rectangular Lot, Street Lighting, Treed |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 15             |
| Zoning         | R-MD           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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