

# \$434,000 - 1301 Jumping Pound Common, Cochrane

MLS® #A2237766

**\$434,000**

3 Bedroom, 3.00 Bathroom, 1,233 sqft  
Residential on 0.04 Acres

Jumping Pound Ridge, Cochrane, Alberta

\*\*\*\*OPEN HOUSE SUNDAY JULY 20th  
1-4PM\*\*\*\* Welcome to 1301 Jumping Pound Common, a beautifully maintained END-UNIT townhome tucked into the peaceful and scenic community of Jumping Pound Ridge in Cochrane. Offering over 1,400 square feet of thoughtfully designed living space, this three-bedroom, two-and-a-half-bathroom residence blends comfort, functionality, and natural surroundings.

The main level features a bright and open floor plan that seamlessly connects the living, dining, and kitchen areas—ideal for both everyday living and entertaining. The modern kitchen is equipped with stainless steel appliances, full-height cabinetry, a large central island with seating, and elegant quartz countertops. A convenient powder room and access to the private rear patio complete this level, making it a great space to enjoy the outdoors or unwind after a long day.

Upstairs, the spacious primary bedroom includes DOUBLE CLOSETS and a well-appointed ensuite bathroom with stylish finishes. Two additional bedrooms, a full four-piece bathroom, and upper-level laundry provide both convenience and flexibility for families, guests, or a home office setup.

The lower level offers direct access to the single attached garage and includes additional storage space, a utility area, and a welcoming



front foyer with built-in bench seating and coat storage.

Set against a backdrop of rolling hills and scenic walking paths, this home is steps from nature while still being just minutes from Cochrane's amenities, schools, and shops. With low-maintenance living, a quiet and family-friendly location, and quick access to Calgary or the mountains, this is an ideal opportunity to enjoy the best of both urban and outdoor lifestyles. Don't miss your chance to view this home book your private showing today!

Built in 2017

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2237766      |
| Price          | \$434,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,233         |
| Acres          | 0.04          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1301 Jumping Pound Common |
| Subdivision | Jumping Pound Ridge       |
| City        | Cochrane                  |
| County      | Rocky View County         |
| Province    | Alberta                   |
| Postal Code | T4C 2L1                   |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                             |
| Parking        | Single Garage Attached                        |
| # of Garages   | 1                                             |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Quartz Counters, Storage           |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                                            |
| Cooling           | None                                                                  |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Partially Finished                                              |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Other                      |
| Lot Description   | Back Lane, Street Lighting |
| Roof              | Asphalt Shingle            |
| Construction      | Stone, Vinyl Siding        |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 4               |
| Zoning         | R-MD            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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