

# \$490,000 - 1703 Jumping Pound Common, Cochrane

MLS® #A2240077

**\$490,000**

3 Bedroom, 4.00 Bathroom, 1,886 sqft

Residential on 0.05 Acres

Jumping Pound Ridge, Cochrane, Alberta

Nestled in the serene community of Jumping Pound Ridge, this beautifully appointed 3-bedroom, 2 full bathroom, and 2 half bathroom townhome offers the perfect blend of modern comfort and natural beauty. Spanning three levels, the home features an oversized single attached garage and private driveway, ensuring ample parking. The ground floor welcomes you with a bright and versatile recreation room/home gym/guest bedroom/home office, generous storage space, and a convenient half bathroom. Upstairs, the open-concept second level is ideal for both everyday living and entertaining, showcasing a spacious soaring 10ft ceilings, updated white and bright kitchen featuring quartz countertops and tiled back splash, SS appliances, dining area, and inviting living room. There are two decks to enjoy the sunshine and nature all day long! One is located off the kitchen, perfect access for outdoor cooking. The second large deck is just off the living room, enjoy the Mountain views to the west as well as your friendly neighbourhood cows roaming the serene field behind. The top floor hosts three comfortable bedrooms, including a primary suite with its own en-suite featuring a walk-in shower, while an additional full bathroom with a shower-tub combo serves the remaining bedrooms. The laundry room is conveniently located on the upper level. Set against the breathtaking backdrop of the foothills and overlooking the Mountains and the Jumping Pound Creek, this



townhome offers a tranquil lifestyle, complete with a nearby playground for children and easy access to outdoor adventuresâ€”all just a short drive from the city.

Built in 2018

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2240077      |
| Price          | \$490,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 2             |
| Half Baths     | 2             |
| Square Footage | 1,886         |
| Acres          | 0.05          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 1703 Jumping Pound Common |
| Subdivision | Jumping Pound Ridge       |
| City        | Cochrane                  |
| County      | Rocky View County         |
| Province    | Alberta                   |
| Postal Code | T4C 2L1                   |

**Amenities**

|                |                                         |
|----------------|-----------------------------------------|
| Amenities      | Gazebo, Park, Picnic Area, Snow Removal |
| Parking Spaces | 2                                       |
| Parking        | Single Garage Attached                  |
| # of Garages   | 1                                       |

**Interior**

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters |
|-------------------|---------------------------------------------------------------------------------------------------------|

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

## Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                                             |
| Construction      | Vinyl Siding, Wood Frame, Stone                                                             |
| Foundation        | Poured Concrete                                                                             |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 100             |
| Zoning         | R-MD            |

## Listing Details

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

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