

# \$735,000 - 28 Jumping Pound Rise, Cochrane

---

MLS® #A2195171

## \$735,000

4 Bedroom, 3.00 Bathroom, 1,416 sqft

Residential on 0.10 Acres

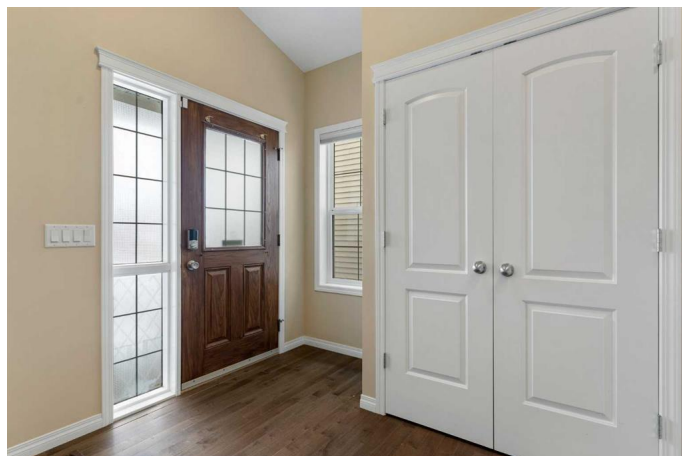
Jumping Pound Ridge, Cochrane, Alberta

Welcome to 28 Jumping Pound! This stunning BUNGALOW with a FULLY FINISHED WALKOUT BASEMENT offers the perfect blend of comfort and character within the beautiful community of Jumping Pound. Located near the Bow River and scenic walking/biking paths, this home is ideal for those who love nature and outdoor activities. Inside, you'll find an open floor plan with vaulted ceilings, a spacious kitchen featuring stainless steel appliances, granite countertops, and a large island with seating for three – perfect for family meals or entertaining guests. The home also boasts a dedicated theatre room and a pool table, ensuring endless entertainment options. The main floor offers everything you need for easy living, with the option to entertain in the walkout basement. Whether you're hosting a movie night or a dinner party, this home is designed for it all. Don't miss out on this exceptional property! Book your showing today!

Built in 2010

## Essential Information

MLS® #	A2195171
Price	\$735,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,416



Acres	0.10
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	28 Jumping Pound Rise
Subdivision	Jumping Pound Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0K5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Soaking Tub, Separate Entrance, Vaulted Ceiling(s), Wet Bar
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge
Heating	Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard, Landscaped, Lawn, Level, Garden, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Cedar
Foundation	Poured Concrete

## Additional Information

Date Listed	February 19th, 2025
Days on Market	59
Zoning	R-LD

## Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.