

\$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 areasâ€”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	3
Zoning	R-MD

Listing Details

Listing Office	eXp Realty
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