

\$499,900 - 2003 Jumping Pound Common, Cochrane

MLS® #A2228218

\$499,900

3 Bedroom, 4.00 Bathroom, 1,681 sqft
Residential on 0.04 Acres

Jumping Pound Ridge, Cochrane, Alberta

*****OPEN HOUSE SUNDAY, JUNE 8TH**

12:00-2:00*** Welcome to this beautifully designed 3-storey townhouse located in the scenic community of Jumping Pound Ridge. Nestled between JUMPING POUND CREEK and the BOW RIVER, and BACKING DIRECTLY ONTO RESERVE LAND with west-facing VIEWS, this home offers the perfect balance of nature, comfort, and convenience. Main floor-Step into a welcoming FLEX SPACE ideal for a home office, gym, or additional living area, complete with PATIO DOORS leading to a covered patio and FULLY FENCED YARD that backs onto serene WALKING PATHS. A convenient 2 PC BATHROOM completes the level, along with access to the SINGLE ATTACHED GARAGE. Second Level-Featuring 9' KNOCKDOWN CEILINGS, LUXURY VINYL PLANK flooring, and recessed lighting, this level is bright, airy, and modern. The OPEN-CONCEPT living area includes PATIO DOORS LEADING WEST, offering beautiful sunset views, and a second, smaller DECK OFF THE KITCHENâ€”perfect for your morning coffee or grilling. The kitchen boasts a LARGE QUARTZ ISLAND, SOFT-CLOSE CABINETS, SPACIOUS PANTRY, and another 2 PC BATH for guests. Third Level-Upstairs you'll find 3 BEDROOM, including a primary suite with STUNNING WEST VIEWS, a WALK-IN CLOSET and a private 3 PC ENSUITE. UPSTAIRS LAUNDRY, and A shared 4-PC BATH with tile and QUARTZ COUNTER TOPS serves the



additional bedrooms, offering both style and functionality. Enjoy immediate access to WALKING PATHS, PARKS, PLAYGROUNDS, SOCCER FIELDS, BALL DIAMONDS, and local shops, all within minutes of your front door. With a tranquil, NATURAL SETTING THAT FEELS LIKE YOU'RE NOT IN TOWN, and easy access to Calgary and the mountains, this location is ideal!

Built in 2016

Essential Information

MLS® #	A2228218
Price	\$499,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,681
Acres	0.04
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	2003 Jumping Pound Common
Subdivision	Jumping Pound Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2L1

Amenities

Amenities	Picnic Area, Playground, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached, Off Street

of Garages 1

Interior

Interior Features Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None

Basement None

Exterior

Exterior Features Balcony

Lot Description Back Yard, Backs on to Park/Green Space, Interior Lot, Landscaped, No Neighbours Behind, Views, Environmental Reserve

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 6th, 2025

Days on Market 2

Zoning R-MD

Listing Details

Listing Office eXp Realty

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