

# \$424,000 - 1301 Jumping Pound Common, Cochrane

MLS® #A2237766

**\$424,000**

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

Jumping Pound Ridge, Cochrane, Alberta

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	\$424,000
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	39
Zoning	R-MD

### **Listing Details**

Listing Office	eXp Realty
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