

# \$799,900 - 56 Jumping Pound Rise, Cochrane

MLS® #A2268722

**\$799,900**

4 Bedroom, 3.00 Bathroom, 2,539 sqft

Residential on 0.01 Acres

Jumping Pound Ridge, Cochrane, Alberta

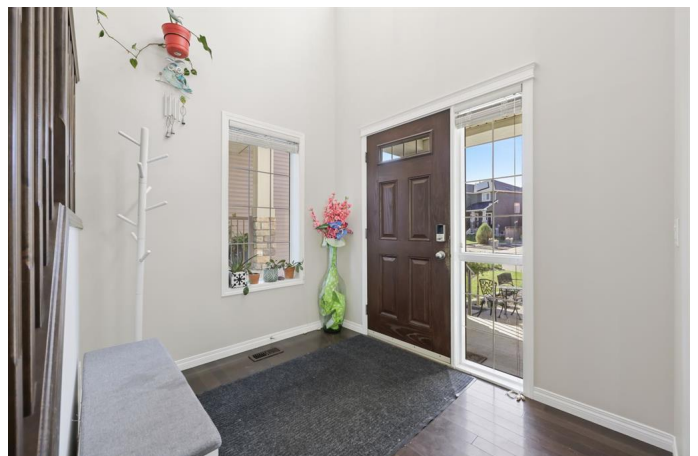
This executive two story walkout home has 3 bedrooms, laundry, and a family room on the upper level with large windows to let in lots of natural light. The main floor features an open concept layout with a kitchen hosting granite countertops, a walk through pantry a spacious living room and a formal dining room, all enhanced by a double sided gas fireplace framed in exquisite stonework. A deck adjacent to the kitchen suitable for an outdoor Catio, includes a gas BBQ hook up. The kitchen is equipped with a gas stove refrigerator featuring a water/ice dispenser with an illuminated front door, and a newly installed dishwasher. The basement contains a private illegal suite with its own laundry facilities, private entrance and privacy door from upstairs. The residence is warmed with forced air heating and cools you with AC! It also offers an attached heated double car garage with spacious back entry coat area and a significant storage room in the basement. The lower patio brings some privacy space, and a cozy sitting area. Nearby walking paths lead to Jumping Pound Creek, and paths to downtown.

Built in 2011

## Essential Information

MLS® # A2268722

Price \$799,900



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,539       |
| Acres          | 0.01        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 56 Jumping Pound Rise |
| Subdivision | Jumping Pound Ridge   |
| City        | Cochrane              |
| County      | Rocky View County     |
| Province    | Alberta               |
| Postal Code | T4C0K6                |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Parking Spaces | 4                                            |
| Parking        | Double Garage Attached, Driveway, Off Street |
| # of Garages   | 2                                            |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Bar, Kitchen Island, Pantry, Walk-In Closet(s)                        |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                            |
| Cooling           | Central Air                                                           |
| Fireplace         | Yes                                                                   |
| # of Fireplaces   | 1                                                                     |
| Fireplaces        | Gas, Double Sided                                                     |
| Has Basement      | Yes                                                                   |
| Basement          | Full                                                                  |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | BBQ gas line                                     |
| Lot Description   | Back Yard, Landscaped, Low Maintenance Landscape |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 5                  |
| Zoning         | R-LD               |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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