

\$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 | 6 |
| Zoning | R-MD |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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