



56 Jumping Pound Rise Cochrane Alberta

\$849,900

This executive two-story walkout home boasts four bedrooms, laundry amenities, and a family room on the upper level for convenience. The main floor features an open-concept layout with a kitchen with granite countertops, a walk-through pantry, a spacious living room with large windows, 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 hookup. The kitchen is equipped with a gas stove, a 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 and a wet bar. The residence is warmed by forced air heating and a recently added air conditioning system to keep you cool. 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 with sun blinds, creates an ideal setting for the hot tub. The property's exterior has some newly completed, maintenance-free landscaping, additional space, and a cozy sitting area. Nearby walking paths lead to Jumping Pound Creek, offering a refreshing retreat on warm summer days, while the fireplace ensures a warm ambiance during the winter. (id:6769)

Bedroom 10.83 Ft x 10.42 Ft

Recreational, Games room 17.58 Ft x 14.50 Ft

Other 11.50 Ft x 11.00 Ft

4pc Bathroom 8.08 Ft x 8.08 Ft

Other 11.00 Ft x 8.00 Ft

Living room 15.92 Ft x 14.33 Ft

Kitchen 13.00 Ft x 12.00 Ft

Breakfast 12.92 Ft x 8.50 Ft

Dining room 15.50 Ft x 12.17 Ft

Other 8.92 Ft x 6.50 Ft

2pc Bathroom Measurements not available

Primary Bedroom 16.83 Ft x 12.83 Ft

Bedroom 10.83 Ft x 10.33 Ft

Bedroom 11.75 Ft x 9.75 Ft

Bonus Room 19.92 Ft x 12.92 Ft

Laundry room 8.00 Ft x 5.75 Ft

4pc Bathroom 9.75 Ft x 4.92 Ft

5pc Bathroom 11.67 Ft x 9.17 Ft

Listing Presented By:



Originally Listed by:
First Place Realty

<https://www.firstplacerealty.ca/>



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,
T2R 0B3

Phone: 403-969-0267
arobinson@cirrealty.ca