



# 1403 Jumping Pound Common Cochrane Alberta

\$439,800

Live Steps from Nature: Walk right out to the serene ravine and river for walking trails, scenic views, and summer/winter recreation. Located in a well-maintained complex, with easy access to schools, shopping, and transit. This home offers an open-concept living and dining area which boasts laminate flooring, abundant natural light, and a convenient two-piece bath tucked down the hall. The dining area leads out to your private, fenced backyard and deck with a gas BBQ hookup--perfect for relaxation, pets, and small children. Upstairs, the expansive primary bedroom is a true retreat with a walk-in closet and a luxurious 4-piece ensuite with granite. Two additional good-sized bedrooms, a second 4-piece bath (also with granite), and a dedicated laundry area complete the upper level. The lower level is undeveloped with a 3 piece rough in for another bathroom. As an added bonus the common walls in the basement have been upgraded with additional sound proofing. This home has been very well cared for by the original owner and is move in ready! A fantastic combination of location & functionality. Call for a showing today and discover why Living in Cochrane is Loving where you Live! (id:6769)

4pc Bathroom 7.83 Ft x 4.92 Ft  
4pc Bathroom 7.33 Ft x 5.08 Ft  
Bedroom 7.83 Ft x 12.17 Ft  
Bedroom 9.92 Ft x 10.67 Ft  
Primary Bedroom 10.42 Ft x 15.17 Ft  
Other 17.17 Ft x 17.67 Ft

Furnace 14.17 Ft x 17.25 Ft  
2pc Bathroom 3.17 Ft x 6.33 Ft  
Dining room 8.33 Ft x 8.25 Ft  
Kitchen 10.58 Ft x 8.92 Ft  
Living room 9.83 Ft x 11.58 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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