

# \$775,000 - 24 Jumping Pound Link, Cochrane

MLS® #A2239737

**\$775,000**

4 Bedroom, 4.00 Bathroom, 1,970 sqft

Residential on 0.17 Acres

Jumping Pound Ridge, Cochrane, Alberta

**\*Open House on Sunday, July 27, 11am-1pm\***

Discover the perfect blend of comfort and versatility in this stunning 4-bedroom home in scenic Jumping Pound Ridge. This quiet street, in this prestigious community is rare, and this property has one of the **LARGEST** lots. Jumping Pound is surrounded by an **ENVIRONMENTAL RESERVE**, and has easy access in and out of town. Featuring a **FULLY FINISHED WALKOUT BASEMENT** with illegal suite, this home offers exceptional multi-generational living or income potential. With a full kitchen, separate entrance, separate furnaces, separate laundry, and separate electrical panels, this suite is ready to go! This home was **EXTENSIVELY UPGRADED** with Hardie-Board, concrete roof tiles, Kinetico Water Treatment, a New Hot Water Tank, and upgraded insulation. The main level boasts rich hardwood floors, elegant granite countertops, stainless steel appliances, and a warm gas fireplace. Upstairs you'll find 3 spacious bedrooms, including a serene primary suite with a 5-piece ensuite featuring a jacuzzi/steam shower combo. **PLUS**, a sunlit den/flex space offers ideal space for a home office, hobby room or the Laundry Room of your dreams! Includes **BRAND NEW WASHER AND DRYER!** The bright and open walkout basement includes a large rec room, full kitchen, bedroom, and 4-piece bathroom—leading to a private patio. Take in the views of the Northern Lights from your expansive deck and enjoy the ease of



low-maintenance landscaping and an attached double garage. A truly special home in one of Cochrane’s most sought-after communities.

Built in 2012

**Essential Information**

MLS® #	A2239737
Price	\$775,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,970
Acres	0.17
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	24 Jumping Pound Link
Subdivision	Jumping Pound Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0K4

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	1

**Interior**

Interior Features	Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
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Appliances	Built-In Oven, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	Balcony, Garden, Private Entrance
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Pie Shaped Lot, Sloped Down
Roof	Concrete
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 16th, 2025
Days on Market	10
Zoning	R-LD

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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