

# \$409,900 - 2306 Jumping Pound Common, Cochrane

MLS® #A2261079

**\$409,900**

2 Bedroom, 2.00 Bathroom, 1,290 sqft

Residential on 0.04 Acres

Jumping Pound Ridge, Cochrane, Alberta

Walking into this home you will find a nice brightly lit Office, with a 2-piece bathroom off to the side. The garage entrance is at the back of this area, which has ample storage and room for an SUV sized car. Up the stairs you will walk into your kitchen with an island and open to the living room area, a deck of the back of the home for your BBQ. Very spacious and lots of sunlight shining in from both sides of the room. Up another wide staircase, you will find the 2 large bedrooms with a 4-piece bath and laundry room separating them. There is plenty of storage places in this home, it is well cared for and just waiting for your special touches.

Built in 2017

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2261079      |
| Price          | \$409,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,290         |
| Acres          | 0.04          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2306 Jumping Pound Common |
| Subdivision | Jumping Pound Ridge       |
| City        | Cochrane                  |
| County      | Rocky View County         |
| Province    | Alberta                   |
| Postal Code | T4C 2L1                   |

### Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | Park, Snow Removal, Trash, Visitor Parking                                           |
| Parking Spaces | 2                                                                                    |
| Parking        | Driveway, Garage Door Opener, Garage Faces Rear, Parking Pad, Single Garage Attached |
| # of Garages   | 1                                                                                    |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Smoking Home, Quartz Counters, Storage |
| Appliances        | Dishwasher, Dryer, Gas Stove, Refrigerator, Washer                        |
| Heating           | Baseboard                                                                 |
| Cooling           | None                                                                      |
| Has Basement      | Yes                                                                       |
| Basement          | Full, Walk-Out                                                            |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Landscaped      |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 11                |
| Zoning         | R-MD              |

### Listing Details

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

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