

\$799,900 - 56 Jumping Pound Rise, Cochrane

MLS® #A2268722

\$799,900

4 Bedroom, 3.00 Bathroom, 2,539 sqft

Residential on 0.01 Acres

Jumping Pound Ridge, Cochrane, Alberta

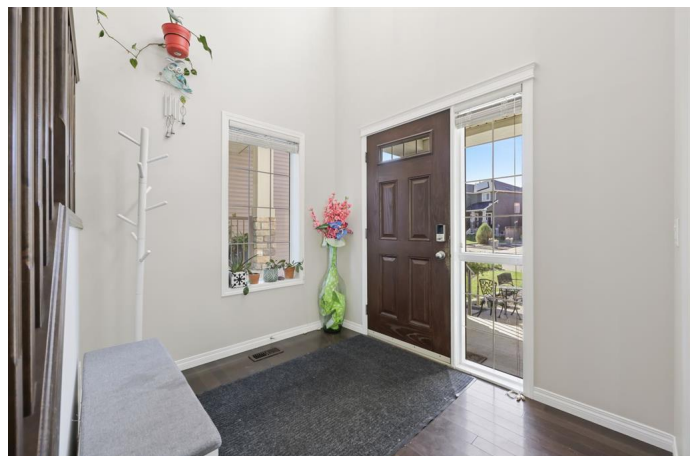
This executive two story walkout home has 3 bedrooms, laundry, and a family room on the upper level with large windows to let in lots of natural light. The main floor features an open concept layout with a kitchen hosting granite countertops, a walk through pantry a spacious living room and a formal 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 hook up. The kitchen is equipped with a gas stove 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, private entrance and privacy door from upstairs. The residence is warmed with forced air heating and cools you with AC! 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 space, and a cozy sitting area. Nearby walking paths lead to Jumping Pound Creek, and paths to downtown.

Built in 2011

Essential Information

MLS® # A2268722

Price \$799,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,539
Acres	0.01
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	56 Jumping Pound Rise
Subdivision	Jumping Pound Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0K6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Off Street
# of Garages	2

Interior

Interior Features	Bar, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Double Sided
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2025
Days on Market	5
Zoning	R-LD

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.