

**180 Jumping Pound Terrace**  
**Cochrane, Alberta**

**MLS # A2164204**



**Open House**  
Tuesday, September 10th  
4:00 - 6:00pm

**\$799,900**

<b>Division:</b>	Jumping Pound Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,618 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, High Ceilings, Open Floorplan, Pantry, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

**6 BEDROOM - 4.5 BATHROOM HOME | 4 BEDROOMS ON UPPER LEVEL | 3 FULL BATHROOMS ON UPPER LEVEL |** Nestled in the coveted Jumping Pound Ridge, this distinguished 2,617 sq ft, 2-storey residence offers an array of impressive features. Upon entry, a spacious foyer with a lit art niche welcomes you. The main floor is complemented by 9-foot ceilings and Castagno Wood Effect Porcelain Tile flooring throughout offering both practicality and style. In the heart of the home is a dream kitchen featuring under-mount lighting, stone countertops, a large central island and stainless-steel appliances. Also on the main floor, you will find a half bath and a sound-dampened office creating a great space to work from home. On the upper level, you will enjoy four bedrooms, 3 full bathrooms, including two ensuites, a large bonus room and a laundry room to ensure comfort and functionality. The king-sized primary retreat boasts a generous walk-in closet, dual sinks in the ensuite, a luxurious soaker tub, and a separate walk-in shower. The lower level also has 9-foot ceilings and expands the living space with two additional bedrooms, a full bathroom, and a sizable recreation area ideal for entertaining. The west backyard finishes off this home nicely with a composite deck, hot tub area, BBQ gas line and firepit area. Other benefits of this home are a gas line run to the stove and dryer, a dual zone furnace and extra plugs and an electrical panel in the garage. Jumping Pound Ridge is one of the most sought-after neighbourhoods in Cochrane with quiet streets, picturesque pathways overlooking Jumping Pound Creek, a community park and easy access to Cowboy Trail. No wonder Cochrane is one of the fastest-growing communities in Canada with its beautiful scenery, proximity to the mountains and all the amenities you would expect from a big city.