

7 Jumping Pound Terrace
Cochrane, Alberta

MLS # A2168340



\$799,900

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| Division: | Jumping Pound Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,102 sq.ft. | Age: | 2012 (12 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot, Vie | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to your dream home in the desirable Jumping Pound Ridge, Cochrane community. This exquisite two-story residence (the original showhome in this area) perfectly blends modern elegance and comfortable living. As you enter, you are greeted by beautiful engineered hardwood floors that flow throughout the main level, complemented by large windows that flood the space with natural light. The spacious foyer invites you into the heart of the home, where the cozy living room awaits, featuring a charming gas fireplace—perfect for those chilly evenings. The modern kitchen is a chef’s delight, boasting a large center island, granite countertops, under-cabinet lighting, a gas stove and a generous walkthrough corner pantry. The open floor plan seamlessly connects the kitchen to a well-sized dining area, and a charming 2-piece bathroom and laundry room complete this level, ensuring functionality and ease. Venture upstairs to discover a stunning, large bonus family room where the views overlook the Cochrane Valley, with sunrises to die for. This level also features three inviting bedrooms, including the primary retreat, which offers a luxurious ensuite and a spacious walk-in closet. An additional 4-piece bathroom serves the other bedrooms, providing comfort and convenience for family and guests alike. The fully developed basement is an added bonus, featuring two additional bedrooms, a large recreation room, and ample storage space, along with a modern 4-piece bathroom and a second laundry room! Perfect for accommodating guests or creating a personal retreat. Step outside to your private backyard, with a large back deck, an entertainer’s dream, a beautiful pergola, a hot tub privacy screen, and an outdoor gas fitting for your BBQ parties. This home backs onto a walking path, leading to incredible unobstructed views of the Jumping

Pound Creek and valley. Kiddy corner to the property is ample green space, with a sledding hill, soccer fields and walking paths that lead right to the river. Don't miss the opportunity to make this stunning property your own. Schedule a viewing today and experience the charm and comfort of this exceptional home in Jumping Pound!