

56 Jumping Pound Rise
Cochrane, Alberta

MLS # A2169369



\$849,900

Division:	Jumping Pound Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,539 sq.ft.	Age:	2011 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.10 Acre		
Lot Feat:	Low Maintenance Landscape, Street Lighting, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, No Smoking Home, Pantry		

Inclusions: none

This executive two-story walkout home boasts four bedrooms, laundry amenities, and a family room on the upper level for convenience. The main floor features an open-concept layout with a kitchen with granite countertops, a walk-through pantry, a spacious living room with large windows, 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 hookup. The kitchen is equipped with a gas stove, a 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 and a wet bar. The residence is warmed by forced air heating and a recently added air conditioning system to keep you cool. 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 with sun blinds, creates an ideal setting for the hot tub. The property's exterior has some newly completed, maintenance-free landscaping, additional space, and a cozy sitting area. Nearby walking paths lead to Jumping Pound Creek, offering a refreshing retreat on warm summer days, while the fireplace ensures a warm ambiance during the winter.