

\$525,000 - 1207 Jumping Pound Common, Cochrane

MLS® #A2205855

\$525,000

3 Bedroom, 3.00 Bathroom, 1,198 sqft
Residential on 0.00 Acres

Jumping Pound Ridge, Cochrane, Alberta

Welcome to the best location of any town home in Cochrane—a spot that feels like it was made just for you. Perfectly perched to capture the rolling views of Jumping Pound, this stunning home backs directly onto nature, offering a peaceful, private setting that's truly one of a kind. From the moment you step through the front door, the view draws you in—expansive, open, and breathtaking.

Inside, this sleek and modern 3-bedroom home is beautifully upgraded with thoughtful finishes and designer touches throughout. The heart of the home is the bright white kitchen, featuring shaker cabinets, a stylish backsplash, quartz countertops, warm wood shelving and a premium KitchenAid appliance package—perfect for morning coffee or evening gatherings. 9' ceilings and wide-plank LVP flooring create an open, elegant flow, while matching tile in the entry, bathrooms, and laundry room tie everything together with a polished feel.

This is a smart home in every sense—with LED lighting throughout, smart locks, a doorbell camera, and built-in smart wiring designed to keep you connected and secure. A central vacuum system and head-end data panel add even more function behind the scenes.

Upstairs, you'll find three spacious bedrooms, including a serene primary retreat



with room to unwind. The finished basement offers incredible flexibility, featuring sound-insulated ceilings, theatre rough-ins, and a large storage room roughed-in for a future bathroom. Whether you're envisioning movie nights, a home gym, or a creative studio, this space is ready for your vision.

The attached garage is another standout with a high-end floor coating, slat-board shelving, and even a hose bib for easy cleanups. Out back, your private deck is ready for summer evenings, with a gas line already in place for BBQ season.

In immaculate condition and decorated with timeless style, this is more than just a townhome—it's a lifestyle. Quiet, connected to nature, and finished to perfection, it offers everything you need in a location that's truly second to none.

This is your chance to live in one of Cochrane's most coveted spots—welcome home.

Built in 2015

Essential Information

MLS® #	A2205855
Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,198
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 1207 Jumping Pound Common
Subdivision Jumping Pound Ridge
City Cochrane
County Rocky View County
Province Alberta
Postal Code T4C 2L1

Amenities

Amenities Other, Visitor Parking
Parking Spaces 2
Parking Single Garage Attached, Additional Parking
of Garages 1

Interior

Interior Features Breakfast Bar, Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage
Appliances Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Washer, Range
Heating Forced Air, Natural Gas
Cooling None
Has Basement Yes
Basement Finished, Partial

Exterior

Exterior Features BBQ gas line, Courtyard, Private Entrance, Private Yard, Rain Gutters, Dock
Lot Description Back Yard, Backs on to Park/Green Space, Front Yard
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 26th, 2025
Days on Market 9
Zoning R-MD

Listing Details

Listing Office RE/MAX First

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