

# \$750,000 - 180 Jumping Pound Terrace, Cochrane

MLS® #A2214271

## \$750,000

6 Bedroom, 5.00 Bathroom, 2,603 sqft

Residential on 0.10 Acres

Jumping Pound Ridge, Cochrane, Alberta

Welcome to the highly sought after community of Jumping Pound Ridge in the gorgeous town of Cochrane. Nestled at the base of the Rocky Mountains, close to the river and pathways lies this perfect 6 bedroom home that really has it all. The first thing you will notice is the beautiful curb appeal with a stylish exterior before entering the home. As you come in you are greeted with stunning porcelain tile floors that span the entire main floor and flow into your open concept kitchen and living room. The chef inspired kitchen is complete with stainless steel appliances, granite counters, a massive island, gas line for a gas stove, and a walk through pantry. Your dining room frames the kitchen and is open to your living room complete with a quaint fireplace which all together gives you the perfect entertaining space or area for quiet family dinners at home.

Your home office is fully soundproofed, has an additional line for your internet router, and cat 6 ethernet wiring. A 2 piece half bathroom finishes the main level before heading upstairs. The second floor starts off with your bonus room making a great space for your home theatre and gives you 3 full bathrooms!! The first bedroom is complete with a walk-in closet and its own 4 piece ensuite bathroom! The second and third bedrooms are a good size as well and are across from your upstairs laundry room and additional 4 piece bathroom. Your primary bedroom is truly the perfect getaway and offers you a ton of space for your king size bed with all of your additional



bedroom furniture and a spa style ensuite with tile floors, dual vanities, gorgeous walk-in shower, deep soaker tub, water closet and a substantially sized walk-in closet. The basement level is fully finished with 9 foot ceilings offering you an abundant feeling of space, 2 additional large bedrooms, a 4 piece full bathroom, and entertainment area that is perfect for hosting guests, a games room or somewhere to retire with the family on movie night in your custom home theatre room. The west facing backyard is a tranquil area to host barbecues, sit around the fire, or relax under the stars on one of two decks. This home has countless upgrades including a hot water on demand system, kinetico water filtration and softening system, rough in for solar panels, 220V in the garage and the backyard for your hot tub, additional electricity plug-ins throughout the entire house and much more. Cochrane is a wonderful city with small town charm, great schools, parks, pathways and is just minutes to a Rocky Mountain get away. Do not miss out on this opportunity to own a beautiful home in one of the most sought after areas in Cochrane.

Built in 2012

**Essential Information**

MLS® #	A2214271
Price	\$750,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,603
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	180 Jumping Pound Terrace
Subdivision	Jumping Pound Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0K5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Water Purifier, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Back Yard, Few Trees, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 23rd, 2025
Days on Market	8

Zoning

R-LD

## **Listing Details**

Listing Office

eXp 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.