

# \$775,000 - 164 Jumping Pound Terrace, Cochrane

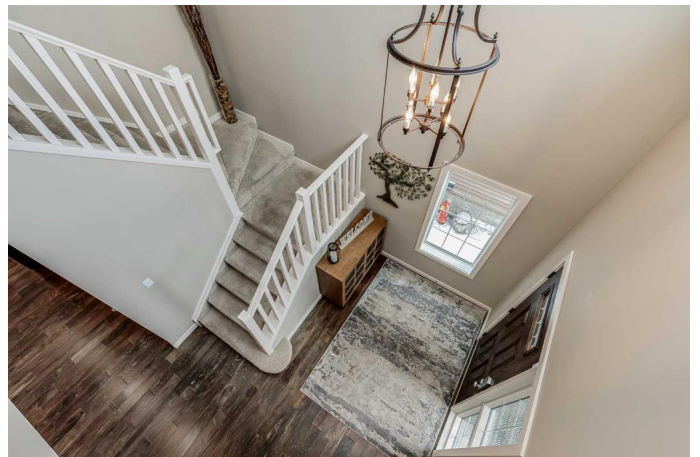
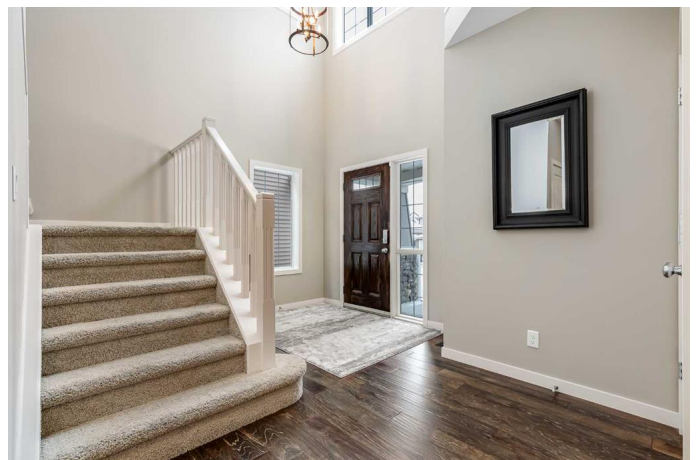
MLS® #A2193058

**\$775,000**

4 Bedroom, 4.00 Bathroom, 2,558 sqft  
Residential on 0.10 Acres

Jumping Pound Ridge, Cochrane, Alberta

Nestled in the sought-after community of Jumping Pound Ridge, this fully developed two-storey home offers over 3,700 square feet of living space with four bedrooms and three and a half bathrooms. Thoughtfully designed, it features a double attached garage with an overhead storage system and a layout that balances functionality with comfort. Step inside to a spacious entryway, featuring a 20' ceiling that opens to above, setting the tone for the rest of the home. Hardwood flooring extends throughout much of the main floor, complemented by 9â€™™ ceilings and large windows that fill the interior with natural light. The open-concept kitchen, living, and dining areas provide a seamless flow for everyday living and entertaining. A striking double-sided stone gas fireplace separates the living room and family room, which could also serve as a formal dining space. The living room is warmed by plush carpeting, while the kitchen boasts sleek white full-height cabinetry, stainless steel appliances, and a central island with seating. A walk-through pantry, easily accessed from the mudroom, offers ample storage and convenience for unloading groceries. Completing the main level is a two-piece powder room. Upstairs, the bonus room provides additional living space, ideal for a media area or playroom. The expansive primary retreat includes a walk-in closet and a luxurious five-piece ensuite featuring dual sinks, an oversized standalone shower, a large soaker tub, and direct access to the laundry



room. Two additional bedrooms and a four-piece bathroom complete the upper floor. The bright, spacious basement is designed for relaxation and entertainment, featuring 9â€™™ ceilings and a huge rec room with a double-sided gas fireplace. A wet bar with a sink and wine fridge enhances the space for hosting. An additional bedroom enjoys fireplace access, while a four-piece bathroom with in-floor heating and extra storage completes this level. The basement is wired for sound with in-ceiling speakers, making it ideal for movie nights or music lovers. Outdoor living is just as inviting, with upper and lower decks, complete with a BBQ gas line, perfect for grilling and enjoying warm summer evenings. Mature trees offer privacy, while a grassy area provides room to play or unwind. Additionally, there are two large enclosed storage spaces under the deck. Recent upgrades include a new stove (2021), refrigerator (2022), microwave (2020), washer and dryer (2021). Jumping Pound Ridge blends nature and convenience, with walking and biking paths along Jumping Pound Creek and the Bow River. Nearby are Bow Ridge Field, parks, playgrounds, and Spray Lakes Sawmills Recreation Centre. Cochraneâ€™™s shops, restaurants, and amenities are minutes away, with easy access to Highway 22 and 1A for trips to Ghost Lake or Canmore. A rapidly growing community, Cochrane embraces its western heritage while offering modern conveniences, stunning mountain views, and a vibrant main streetâ€™™ all just a short drive from Calgary!

Built in 2011

### **Essential Information**

MLS® #	A2193058
Price	\$775,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,558
Acres	0.10
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	164 Jumping Pound Terrace
Subdivision	Jumping Pound Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0K6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound, Recessed Lighting, Wet Bar
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Wall/Window Air Conditioner, Bar Fridge, Garage Control(s), Gas Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Basement, Double Sided, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Storage
Lot Description	Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	13
Zoning	R-LD

### **Listing Details**

Listing Office	Real Broker
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