

**2306 Jumping Pound Common
Cochrane, Alberta**

MLS # A2278821

\$390,000



Division:	Jumping Pound Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,290 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Rear, Sim		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 235
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Storage		
Inclusions:	N/A		

Welcome to this beautifully maintained townhouse located in beautiful Cochrane, Alberta, where small-town charm meets modern convenience. Offering 2 bedrooms and 1.5 bathrooms, this bright and spacious home features a functional layout perfect for families, professionals, or first-time buyers. Flex room with endless possibilities, use this space as an office, game room or extra space for guest. Perfect with the 2 piece powder room only steps away. The open-concept main floor is filled with natural light and showcases a well-appointed kitchen with modern appliances, ample cabinetry, while seamlessly flowing into the dining and living areas;ideal for entertaining or relaxing at home. Upstairs, you'll find generously sized bedrooms and laundry. Enjoy your private balcony, driveway with attached garage and low-maintenance living in a quiet, well-managed community. Conveniently located close to Bow River pathways, parks, shopping, and downtown Cochrane, with easy access to Calgary and the Rocky Mountains. This move-in-ready townhouse offers exceptional value and an unbeatable Cochrane lifestyle;don't miss your opportunity to call it home.