

**289 Jumping Pound Terrace
Cochrane, Alberta**

MLS # A2283277

\$749,900



Division:	Jumping Pound Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,107 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry		
Inclusions:	Shed, Hot Tub		

Well-designed, welcoming, and built for everyday comfort. Set high above the river valley, this exceptional home by Westview Builders offers the highly regarded Princeton II floor plan with 2,107 sq ft above grade, thoughtfully designed to capture sweeping views and comfortable everyday living. The main floor is bright, open, and perfectly oriented to take in the scenery. At the heart of the home, the kitchen blends style and function with rich cabinetry, granite countertops, and a large central island with seating—ideal for casual meals or gathering with guests. A walk-through butler pantry provides excellent storage and prep space, while the kitchen flows seamlessly into the dining and living areas, creating a warm, connected space where the views truly shine. A convenient powder room and main-floor laundry complete this level. Upstairs, a generous bonus room offers flexible space for movie nights, a home office, or kids' hangout. Two well-sized bedrooms share a full bathroom, while the primary retreat feels like a true escape with a walk-in closet and spa-inspired ensuite. The walk-out basement is unspoiled, filled with natural light and ready for your future plans—whether that's extra living space, a home gym, or guest quarters. Outside, the fully fenced and landscaped yard is designed for easy enjoyment, featuring low-maintenance turf, a pergola that creates a perfect outdoor retreat, and a gas BBQ line on the deck for effortless entertaining. An oversized garage adds everyday practicality. Energy-efficient features include a high-efficiency furnace, hot water tank, upgraded insulation, and programmable thermostat. With walking paths just steps away and nature all around, this home offers space, views, and a relaxed lifestyle—just minutes from town amenities. Come for the views—stay for the

lifestyle.