$525,000 - 1207 Jumping Pound Common, Cochrane

MLS® #A2205855

$525,000

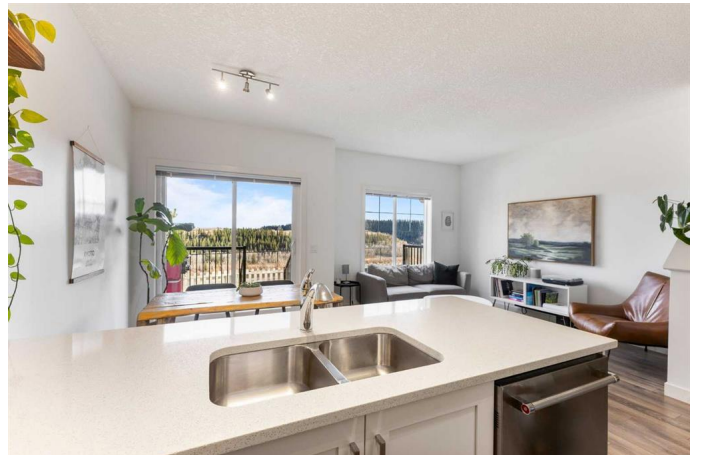3 Bedroom, 3.00 Bathroom, 1,198 sqft
Residential on 0.00 Acres

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	6
Zoning	R-MD

Listing Details

Listing Office   RE/MAX First