



**2306 Jumping Pound Common**  
**Cochrane, Alberta**

**MLS # A2261079**



**\$409,900**

<b>Division:</b>	Jumping Pound Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,290 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Garage Faces Rear, Parking Pad, Single Ga		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 235
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home, Quartz Counters, Storage		

**Inclusions:** n/a

Walking into this home you will find a nice brightly lit Office, with a 2-piece bathroom off to the side. The garage entrance is at the back of this area, which has ample storage and room for an SUV sized car. Up the stairs you will walk into your kitchen with an island and open to the living room area, a deck of the back of the home for your BBQ. Very spacious and lots of sunlight shining in from both sides of the room. Up another wide staircase, you will find the 2 large bedrooms with a 4-piece bath and laundry room separating them. There is plenty of storage places in this home, it is well cared for and just waiting for your special touches.