

# \$799,000 - 23 Jumping Pound Rise, Cochrane

MLS® #A2255954

**\$799,000**

4 Bedroom, 4.00 Bathroom, 2,442 sqft

Residential on 0.10 Acres

Jumping Pound Ridge, Cochrane, Alberta

Discover the best of Cochrane living in sought-after Jumping Pound Ridge. Where lifestyle and luxury meet in a family-friendly community, surrounded by scenic pathways and an Environmental Reserve. This immaculate 2-storey home shines with 4 spacious bedrooms, a dedicated home office, and a versatile bonus room. From the moment you step inside, rich hardwood floors set the tone, leading you to a sun-filled open floor plan that feels both warm and inviting. A main level office provides the perfect space for work or study, while the chef's kitchen impresses with stainless steel appliances, granite counters, espresso cabinetry, and an updated backsplash. Entertain with ease in the dining area that flows seamlessly onto an oversized west-facing deck—ideal for summer evenings and private backyard gatherings. With your immaculate landscaping, fire pit area, and hot tub, you can enjoy every season. Upstairs, retreat to a serene primary suite with a soaker tub, dual vanity, and walk-in closet, complemented by two generous bedrooms and a huge bonus room, with beautiful morning sunlight. The fully finished basement adds even more living space with a rec area, additional bedroom, and full bath. Thoughtful upgrades throughout include Hunter Douglas window coverings, high-end solar panel system, Gemstone lights, a new fridge, dishwasher, and hot water tank, plus a heated garage with storage and workbench. With updated flooring, hardwood stairs, and



designer light fixtures, this home truly checks every box.

Built in 2008

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2255954    |
| Price          | \$799,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,442       |
| Acres          | 0.10        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 23 Jumping Pound Rise |
| Subdivision | Jumping Pound Ridge   |
| City        | Cochrane              |
| County      | Rocky View County     |
| Province    | Alberta               |
| Postal Code | T4C 0K4               |

**Amenities**

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Parking Spaces | 4                                                           |
| Parking        | Double Garage Attached, Heated Garage, Insulated, Oversized |
| # of Garages   | 2                                                           |

**Interior**

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, High Ceilings, No Smoking Home                                                                                     |
| Appliances        | Built-In Gas Range, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                              |
| Cooling           | None                                                                                                                    |

|                 |                |
|-----------------|----------------|
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                              |                        |                             |
|-------------------|----------------------------------------------|------------------------|-----------------------------|
| Exterior Features | Private Entrance, Private Yard               |                        |                             |
| Lot Description   | Creek/River/Stream/Pond,                     | Environmental Reserve, | Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                              |                        |                             |
| Construction      | Stone, Vinyl Siding, Wood Frame, Wood Siding |                        |                             |
| Foundation        | Poured Concrete                              |                        |                             |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 39                   |
| Zoning         | R-LD                 |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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