

\$895,000 - 48 Jumping Pound Terrace, Cochrane

MLS® #A2240873

\$895,000

4 Bedroom, 4.00 Bathroom, 2,611 sqft

Residential on 0.11 Acres

Jumping Pound Ridge, Cochrane, Alberta

Nestled in one of Cochrane's most desirable areas, surrounded by the Bow River & Jumping Pound Creek containing playgrounds, sports fields, nature walks and easy access to Hwy #1, is a family friendly 2-storey home with a walkout basement making it 3760 sq ft of total living space plus a heated garage. When you enter you will be amazed by the light streaming in through an abundance of windows, the living room is open to above and features a 18-foot stone fireplace. The open design includes a well-designed kitchen, granite counters, & a walk-through pantry from the mud room. The dining room and living room are perfectly located for views of the valley & beyond. On the main floor are an office/den, powder room, well equipped laundry room, and a balcony with a NG hookup. Appliances include Maytag washer / dryer (2022), Maytag dishwasher (2023), Frigidaire Professional fridge, stove, microwave fan combo (2023) & reverse osmosis (2022). On the top floor is the primary bedroom with walk-in closet & large 5-piece bathroom including soaker tub. There is a unique office/study area overlooking the fireplace and living area below. Also on the top floor are two more bedrooms plus a large bonus room drenched in natural light. The walk-out basement is ideal for entertaining with a wall of oversized windows flooding the room in natural light, another complete wall of built in entertainment storage, wine storage, bar with granite counters, wine cooler (2024), bar fridge



and microwave. Also included are a bedroom, a full bathroom, plenty of storage and in-floor heating. Replaced the 60-gallon hot water heater in 2023, sump pump in 2022 and installed a Kinetic water softener in 2022. The private backyard is filled with fruit trees and perennials and is hot tub wired.

Built in 2008

Essential Information

MLS® #	A2240873
Price	\$895,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,611
Acres	0.11
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	48 Jumping Pound Terrace
Subdivision	Jumping Pound Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4K 0K3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Garburator, Water Softener
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2025
Days on Market	39
Zoning	R-LD

Listing Details

Listing Office	Coldwell Banker United
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.