

\$900,000 - 48 Jumping Pound Terrace, Cochrane

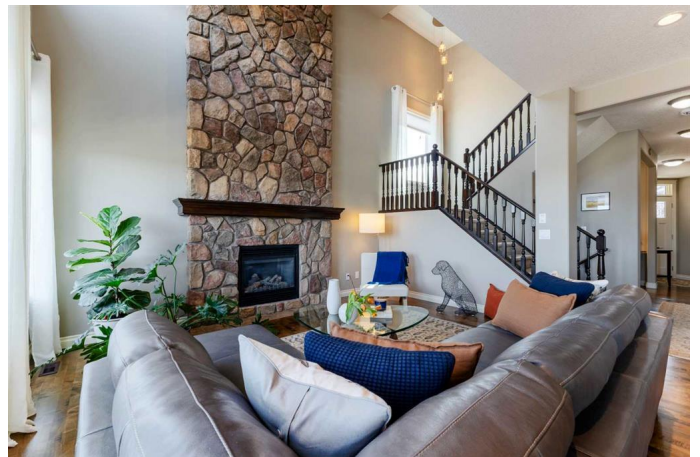
MLS® #A2212196

\$900,000

4 Bedroom, 4.00 Bathroom, 2,611 sqft
Residential on 0.11 Acres

Jumping Pound Ridge, Cochrane, Alberta

Welcome to 48 Jumping Pound Terrace â€” a beautifully designed 4-bedroom, 3.5-bathroom walkout home that offers space, style, and stunning natural light throughout all levels. Sitting above the neighbouring homes behind, this property offers both a sense of privacy and scenic views from the main and upper floors. The main level showcases rich hardwood flooring, a bright open-concept layout, and a dramatic living room with soaring ceilings open to above. A striking floor-to-ceiling stone fireplace serves as the focal point, creating a cozy yet elegant atmosphere. The spacious kitchen features a walk-through pantry, ideal for organization and ease, and the dining area is perfectly positioned to enjoy the views. A convenient main floor den, laundry, and powder room round out this level. Upstairs, you'll find a large bonus/family room drenched in natural lightâ€”perfect for movie nights or a quiet reading corner. Tucked between the primary suite and the open-to-below space is a ****cleverly designed homework or study nook****, ideal for kids or as a small home office setup. The expansive primary bedroom easily accommodates a king-sized suite and is paired with a luxurious ensuite boasting a soaker tub, double vanity, and separate shower. The second and third bedrooms feature charming wainscotting and are perfect for family or guests. The fully finished walkout basement is an entertainerâ€™s dream, complete with a wet bar, built-in bookcase and entertainment



feature, dedicated wine room, spacious rec area, 4th bedroom, full bath and in-floor heat. Oversized windows ensure the lower level feels bright and welcoming. Step outside to enjoy a private backyard retreat with mature berry bushes and a natural slope that enhances both privacy and views. The location is unbeatableâ€”with **quick access to a nearby park area, extensive walking paths, and scenic walking access to both the Bow River and Jumping Pound Creek**â€”ideal for nature lovers and active lifestyles. This home is the perfect blend of functionality, comfort, and refined details, nestled in one of Cochraneâ€™s most desirable communities.

Built in 2008

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2212196 |
| Price | \$900,000 |
| 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 Hood Fan, Refrigerator, Washer, Water Purifier, Window Coverings, Garburator, Wine Refrigerator, 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 |

Exterior

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 15th, 2025 |
| Days on Market | 3 |
| Zoning | R-LD |

Listing Details

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

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