



## 24 Jumping Pound Link , Cochrane, Alberta - \$775,000



Main Photo

### Property Description

Discover the perfect blend of comfort and versatility in this stunning 4-bedroom home in scenic Jumping Pound Ridge. This quiet street, in this prestigious community is rare, and this property has one of the LARGEST lots, perfect for your family. Jumping Pound is surrounded by an ENVIRONMENTAL RESERVE, and has easy access in and out of downtown Cochrane. Steps to Jumping Pound Creek, for those magical days of swimming, walking, fishing, or even skating. Featuring a FULLY FINISHED WALKOUT BASEMENT. With a full kitchen, separate entrance, separate furnaces, separate laundry, and separate electrical panels, upgraded sub-floor: this space is ready to go for any of your needs! This home was EXTENSIVELY UPGRADED with Hardie-Board, concrete roof tiles, Kinetico Water Treatment, a New Hot Water Tank, and upgraded insulation. The main level boasts rich hardwood floors, elegant granite countertops, stainless steel appliances, and a warm gas fireplace. Upstairs you'll find 3 spacious bedrooms, including a serene primary suite with a 5-piece ensuite featuring a jacuzzi/steam shower combo. PLUS, a sunlit den/flex space

offers ideal space for a home office, hobby room or the Laundry Room of your dreams! Includes BRAND NEW WASHER AND DRYER! The bright and open walkout basement includes a large rec room, full kitchen, bedroom, and 4-piece bathroom—leading to a private patio. Take in the views of the Northern Lights from your expansive deck and enjoy the ease of low-maintenance landscaping and an attached double garage. You can experience the best of Cochrane lifestyle in this truly special home, in one of Cochrane's most sought-after communities.

## REALTOR Referral

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