

# \$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

**\*\* Open House Saturday April 26 1-3 PM \*\***

Welcome to 48 Jumping Pound Terrace – 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 light – 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 entertainer'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), Garburator, Microwave Hood Fan, Refrigerator, Washer, Water Purifier, Water Softener, Window Coverings, Wine Refrigerator  
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 Composite Siding, Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed April 15th, 2025  
Days on Market 14  
Zoning R-LD

### **Listing Details**

Listing Office Coldwell Banker United

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