

# \$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	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Bar Fridge, Water Purifier, 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, 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	April 15th, 2025
Days on Market	58
Zoning	R-LD

## Listing Details

Listing Office	Coldwell Banker United
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