



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

47 Cougar Plateau Place SW
Calgary, Alberta

MLS # A2228914



\$965,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,348 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, No Smoking Home		

Inclusions: TV in basement, B/I speakers & receiver

STRIKING, a home you must see! The Promontory.... one of Cougar Ridge's most desirable addresses, and this being a cul de sac, BACKING A PARK, makes this particularly SPECIAL! A GREAT LOCATION, steps to the growing list of shops and services along 85th St, a short walk to Winsport/COP and Calgary French International and offering ease of access to the new Stoney Trail. This two storey offers 3570 sq ft of living space over three levels with 3+2 beds, a Bonus Room/Loft up and 3.5 baths. On the main you will enjoy a generous sense of space, a broad, open plan on the main, a bank of windows to capture the volume of trees out back AND a variety of STRIKING architectural details… this is a space where you will proudly entertain family & friends. The main level also offer a private home office. Upstairs you will find an open Bonus Room/Loft, perhaps a great study space? The large primary enjoys a 5pc en suite and a view overtop of the yard and park in back. The two additional beds up are well-sized and share ab 4pc bath. The lower level has ben fully developed and the striking custom built-ins carry through here, from the main level. There is an inviting family room, theatre space down where the large TV, B/I speakers & receiver are included. There are two additional beds down, as well as a full bath. The rear yard has been beautifully landscaped and features a wonderful deck and patio…. All of this with a volume of trees, between the property and park in back, providing a PRIVATE & QUIET space for your summer evenings.