



GRASSROOTS
REALTY GROUP

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342 Cougar Ridge Drive SW
Calgary, Alberta

MLS # A2238858



\$888,800

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,884 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Central Vacuum, Chandelier, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Security system with 4 exterior night vision cameras (no contract)

Welcome to exclusive community of Cougar Ridge! This incredible 4 bedroom, 3.5 bathroom with a double attached garage with full renovation (2023) could be your next home! RENOVATION INCLUDES: ALL THE FLOORING, REMODELING ENTIRE KITCHEN WITH 2023 APPLIANCES, ALL THE LIGHTING FIXTURES, ALL THE ELECTRICAL SWITCHES, ALL THE DOOR KNOBS, 2023 CENTRAL AC, 2022 HOT WATER TANK, 2023 HIGH EFFICIENCY FURNACE, UP GRADED CARPET UNDERLAY (WATER PROOF), 2023 WATER SOFTENER, 2023 PAINT ENTIRE HOUSE, QUARTZ COUNTERTOP, QUARTZ KICK PLATE AND BACK SPLASH, NEST THERMOSTAT, 2023 SMART WASHER/DRYER, 2023 TRENDY BLINDS, 2023 TOILETS AND FAUCETS, 2022 DECK, NEWER LANDSCAPING, ADDITIONAL HEATING SYSTEM FOR THE BASEMENT 2024, AND ... This home provides families with functionality and versatility. Upon entry, be greeted by the fluid open floor plan and enter into the modern kitchen that holds all the essentials plus a pantry, tons of cabinetry, and a ENORMOUS breakfast bar, located conveniently adjacent to the dining room with plenty of space to host family and friends. The living room features a high and vaulted ceiling and loads of seating space around the cozy fireplace with fan. Upstairs, the sunny and spacious master bedroom is complete with a luxurious 5 piece ensuite and walk-in closet. The upper level also has two more large bedrooms, a 4 piece bathroom, and a laundry room. Head downstairs to find a great entertaining space in the large rec room with a wet bar plus a fourth bedroom, 4 piece bathroom, and utility room. This home is within walking distance of schools, parks, playgrounds, shopping, transit stations, and is minutes away from the Canada Olympic Park chairlift. This is one property you don't

want to miss!