



GRASSROOTS
REALTY GROUP

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

121 Cougarstone Place SW
Calgary, Alberta

MLS # A2245215



\$630,000

Division:	Cougar Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,590 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn, Level, Pie Shaped Lot, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	See Remarks, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Wired for Sound		
Inclusions:	N/A		

This Charming 2 Storey home in the highly desired neighborhood of Cougar Ridge is over 1500 sq ft located on a quiet cul de sac street, no thru traffic. This beautiful well maintained property offers a bright open concept for family and entertainment living. Large walk in Pantry, enjoy sitting at your eating bar while socializing with family or having your morning coffee. For those chilly winter nights while watching a movie keeping warm by the gas fireplace. Upstairs has 3 large bedrooms, master en-suite has soaker tub, separate glass shower. Large walk-in closet including a second double closet for the lady of the house in master bedroom. Retreat from your kitchen eating area to the tranquility of your spacious private backyard oasis featuring large deck for BBQ's or entertaining with friends and family. This home offers many upgrades including all STAINLESS STEEL APPLIANCES, SAMSUNG STAINLESS WASHER/DRYER with the STEAM FEATURE, LUXURY VINYL WATERPROOF & ANTI BACTERIAL FLOORS throughout the home. Newer painted walls, sprayed kitchen counter tops for easy clean texture, all new light fixtures, all new sink faucets in the kitchen and 3 bathrooms. Full sounds around system for your enjoyment, TWO SECURITY SYSTEMS AAA/INSIDE, RING/W doorbell camera. TWO CAMERA'S BACK & GARAGE. 2 Phantom screens back and front door. Stepping onto your easy clean DURADEK with railings has Outdoor Gazebo with mosquito netting and canvas curtains. Removable roof for sunlight if preferred and backyard underground sprinklers with controls for your convenience. Basement plumbed for future family development to your desire. Close to shopping and dining at West 85th. This family desired area has amazing schools including Calgary French /International school, Private Waldorf School including great public and separate with

numerous playgrounds and walking paths. Minutes to Stoney Trail (the city round about) or Canada Olympic Park offering year round activities, skiing, snowboarding, biking and much more!! Short distance to Canmore, Banff or visiting the breath taking mountains!! This home will not last!! HOA fees are for promoting a community setting of above standards.