



GRASSROOTS
REALTY GROUP

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16 Cougartown Close SW
Calgary, Alberta

MLS # A2245382



\$948,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,142 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Private, Street Lighting, Yard Drainage		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Stone Counters, Storage		
Inclusions:	N/A		

Wow! Nestled in one of Cougar Ridge's most sought after pockets on a huge lot, this impressive home offers close to 3,000 sq. ft. of refined living space, blending timeless craftsmanship with sophistication, exceptional privacy, pride of ownership, and extensive upgrades! From the moment you step inside, you'll appreciate the attention to detail and the open, bright layout. Located just a few minutes walk to Paskapoo Slopes, Calgary Waldorf School, and Calgary French & International School, this is a rare find in an ideal family oriented location. Step inside your new home to discover a bright and open layout with a formal foyer, ' ceilings, maple hardwood floors, upgraded lighting, and a welcoming living area anchored by a soothing gas fireplace with perfectly positioned windows that frame the lush backyard views, bringing the outdoors in and filling the space with an abundance of natural light. The kitchen is a true standout, featuring upgraded French maple cabinetry, sleek new upgraded quartz countertop island, Matt black accents, professional grade appliances, Miele dishwasher, a large pantry, and expansive prep and storage spaces perfect for home cooks and entertainers alike. The dining nook with vaulted ceilings is poised to host many memorable dinners with friends and flows seamlessly to outdoor entertaining. Completing the main level is a stylish two piece powder room with designer touches, a modern and functional mudroom that includes a washer and dryer with plenty of storage, and provides direct access to the oversized, insulated double garage, complete with a workshop area. Upstairs, the primary suite is a peaceful retreat with large windows overlooking the rear yard, a walk-in closet, and a luxurious ensuite with comfort height dual vanities, a soaker tub, and a separate shower. Two additional bedrooms offer generous closet space and

share a modern 4-piece bath. A huge, bright, vaulted bonus room with plush carpeting and updated railings provides the perfect spot for family movie nights or a quiet reading nook, while the den is perfect for studying or games night. Outdoor living is equally impressive, with a sunny backyard perfect for entertaining or relaxing. Enjoy the spacious deck with a gas BBQ hookup and a huge stamped concrete patio ideal for summer gatherings. Enjoy A/C and a freshly painted interior, adding extra peace of mind. The fully finished basement offers incredible additional space, including a bedroom, games area with built-ins, a bathroom, and a large recreation room, fantastic storage, and oversized windows that provide abundant natural light. Located just steps from green spaces, walking paths, Paskapoo pathway system, shopping, dining, and transit, this home offers the perfect blend of style, comfort, and functionality. With proximity to COP, excellent schools, and easy access to the mountains, this is a rare opportunity you won't want to miss. Move in ready and a must to see! Call today!