



**GRASSROOTS**  
REALTY GROUP

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## 2 Cougar Ridge Bay SW Calgary, Alberta

**MLS # A2248200**



**\$685,000**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,671 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Front Ya		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Desk in bonus room		

Exceptional location in exclusive COUGAR RIDGE! Situated on a quiet CORNER LOT on a CUL-DE-SAC, just one block from the Calgary French and International School, this semi-detached, 2-storey with double-attached garage, offers unmatched convenience, just minutes to STONEY TRAIL, 85TH STREET, Bow Trail, and downtown transit. The community is loved for its family-friendly feel, top-rated schools, parks, walking paths, and proximity to WINSPOUT (COP) and the shopping, dining, and amenities of Aspen Landing and West 85th. Thoughtful updates since 2013 include UPDATED KITCHEN and BATHROOMS, shingles (2013), and hot water tank (2014). The bright main level features an OPEN-CONCEPT kitchen, dining, and living space with large windows that fill the home with natural light. Upstairs, the OVERSIZED PRIMARY BEDROOM is smartly separated from the secondary bedrooms for added privacy, with a versatile flex area in between, perfect for a home office, playroom, hobby space, gym, or sitting room. The FINISHED BASEMENT features a large open-concept layout, perfect for movie nights, a home gym, games area or even an office. Outside, the extra-large, beautifully landscaped backyard is your own PRIVATE OASIS &mdash; whether you love gardening, entertaining, or simply relaxing outdoors, with nearby walking trails and a park just across the street. DO NOT MISS YOUR CHANCE to call this exceptional property home. BOOK YOUR SHOWING TODAY and experience the UNBEATABLE LOCATION for yourself.