



**GRASSROOTS**  
REALTY GROUP

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**54 Cougar Ridge Mews SW**  
**Calgary, Alberta**

**MLS # A2252274**



**\$449,000**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,356 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Few Trees, Landscaped, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 390
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	DC Pre IP2007
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

<b>Inclusions:</b>	N/A
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Beautiful, move-in-ready, updated townhome in the vibrant community of Cougar Ridge! This property is perfect for a young family or as a valuable investment. A unique 5-level split home offering a finished ground level with direct access to your attached garage and a spacious entry, providing ample room to welcome guests. The next level up features a generous kitchen with a center island, stainless steel appliances, granite counters, and an abundant of cabinet storage. A bonus built-in banquette seating area offers additional space for game nights or family dinners. Vaulted ceilings and a wall of windows create a bright and inviting space perfect for entertaining. From this level, you can also access the west-facing rear deck, which is shaded by trees for privacy, ideal for enjoying your morning coffee or an evening glass of wine. Moving up from the kitchen, you'll find an extra-large living space complete with a cozy fireplace and a two-piece bathroom. The upper floor boasts a primary bedroom with a walk-in closet and a 4-piece ensuite bathroom. Another bedroom, also featuring a walk-in closet and a 4-piece bathroom, is ideal for roommates or families. A conveniently located laundry room is situated between the two bedrooms. The basement is fully developed, offering a versatile flex space that can be used for movie nights, a workout area, an office, or a games room. This home includes a single attached garage and a front driveway pad for an additional vehicle. Steps from the main street, ensuring plenty of parking for visitors even if guest parking is full. The location is ideal, with close proximity to shopping, restaurants, schools, walking paths, and quick access to Stoney Trail. Welcome to your townhome in the quiet community of Cougar Ridge