



GRASSROOTS
REALTY GROUP

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24 Cougar Ridge Mews SW
Calgary, Alberta

MLS # A2257338



\$460,000

Division:	Cougar Ridge		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,362 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Insulated, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 405
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	CAL ZONE W
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to the Best Unit in Latitude complex. End unit backing on to wonderful walking paths with quick access to Calgary French International School, and Parks. The lovely entrance greets you in this magnificent townhouse. PRIDE OF OWNERSHIP! Large Living Room features a 12 foot ceiling, a built-in tile surrounded gas fireplace, and access to the Balcony. The balcony features a gas line to BBQ, and has a view on the walking path and quiet green space. The kitchen features stainless steel appliances, a Bosch built-in dishwasher, and a convenient island. The bright dining room features lovely bay windows. The upper level features 2 master bedrooms with walk-in closets, 2 ensuites, and an open den area with a practical built-in desk. The fully developed lower level features a large recreational room. Close to amenities, schools, and walking paths. Easy Downtown access.