



GRASSROOTS
REALTY GROUP

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

**500 Cougar Ridge Drive SW
Calgary, Alberta**

MLS # A2257695



\$799,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,865 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Level, Rectangular Lot, Underground Sprinklers		

Heating: Central, Fireplace(s), Natural Gas

Floors: Carpet, Hardwood, Linoleum

Roof: Asphalt

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Central Vacuum, Jetted Tub, No Smoking Home, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

Welcome to this beautiful home in Cougar Ridge located just steps from Waldorf school and parks. Featuring an open kitchen with walk in pantry and all new appliance package including washer/dryer. This air conditioned home has 4 bedrooms upstairs with a separate laundry room. The master bedroom features a double vanity and walk in closet. The west facing back yard has underground sprinklers, a large deck and pergola, lower stone patio and hot tub area. Store your garden tools in the back yard shed to make more room in the double attached heated garage with epoxy floors. Located within minutes from the new ring road and Bow Trail commuting is a breeze. Come check it out, this move in ready home won't last long.