



**GRASSROOTS**  
REALTY GROUP

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**21 Cougar Ridge Close SW**  
**Calgary, Alberta**

**MLS # A2261331**



**\$1,044,900**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,486 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Driveway, Heated Garage, Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Level, No Neighbour		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Storage, Vinyl Windows

**Inclusions:** Call Seller Directly. Privacy screens and green wall decor on the deck, solar lights, garage storage racks and organizers.

Click brochure link for more details\*\* This 5-bedroom home &ndash; with over 3,500 sq ft of developed space has been maintained to a high standard and reflects true pride of ownership &ndash; and features a bright, open floor plan perfect for modern living. The gourmet kitchen has been designed for both style and function, featuring sleek cabinetry, quartz countertops, a spacious center island, walk-in and butler's pantries, and abundant storage for effortless organization. Upper-level features hardwood flooring, four bedrooms including a luxurious primary bedroom with spa-inspired ensuite, a spacious bonus room with a cozy fireplace, an additional private ensuite, another full bathroom, and the convenience of upper-level laundry. The lower level offers a spacious rec room with custom built-in fireplace, a full bath, a flexible fifth bedroom, versatile flex space, and plenty of storage. Step into your own private retreat with a beautifully designed south-facing backyard perfect for relaxing and entertaining. The spacious deck and charming pergolas add both style and shade - creating an inviting space to enjoy. Surrounded by mature landscaping and backing onto a green-space and pathway &ndash; this backyard seamlessly blends comfort and functionality. Extras: new dual-zone furnace installed in 2022, A/C, heated garage with 220V.