



GRASSROOTS
REALTY GROUP

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320 Cougartown Circle SW
Calgary, Alberta

MLS # A2261989



\$628,500

Division:	Cougar Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,386 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Shingle Siding, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	Microwave Oven, 2 Wall Mounted Televisions, Ceiling Fan, Central Air Conditioner, Garage Door Opener with 1 Control, Storage Shed, Gazebo		

Immaculate 3 bdrm + den, 2 $\frac{1}{2}$ bath, $\frac{1}{2}$ duplex on a quiet street with private sunny south yard in sought after Cougar Ridge. Affordable living with NO CONDO FEES! Great curb appeal with a cozy front porch & raised flowerbed. Open main floor plan with 9' ceilings. Spacious foyer with adjacent main floor den. Great room with fireplace is open to a good-sized kitchen that includes a pantry, peninsula with breakfast bar, stainless & black appliances & a family sized dining area with French door access to a newer low maintenance 24' x 13' deck with a gazebo for shade on those hot summer days. Upstairs includes a King-sized master with a walk-in closet & 3 pc ensuite with an oversized glass walk-in shower. The second & third bedrooms share a 4pc Jack & Jill bath. The lower level features a laundry area, RI plumbing & two egress windows - perfect for future development. The garage has a higher ceiling allowing extra space for raised storage, there is additional parking on the driveway & lots of guest parking on the street. This location is close to shopping, restaurants & walking distance to some exclusive sought after schools. Easy access to downtown, the new ring road system, & a quick escape to the mountains.