



GRASSROOTS
REALTY GROUP

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

75 Cougar Ridge Heights SW
Calgary, Alberta

MLS # A2266429



\$999,900

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,880 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, No Neigh		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Primary Downstairs, Separate Entrance, Solar Tube(s), Walk-In Closet(s), Wet Bar

Inclusions: NA

Nestled on a quiet cul-de-sac, this beautifully updated bungalow backs onto walking paths and green space, offering peaceful city views. From the spacious foyer, you'll be welcomed into an open-concept main floor featuring a chef's kitchen with abundant cabinetry, generous counter space, and a large central island. The bright living room showcases a two-way fireplace and oversized picture windows that capture the outdoor scenery. The primary suite provides a relaxing retreat with a fireplace, soaker tub, separate shower, and skylight. A unique upper loft offers a perfect space for a den or study, complete with a private balcony for quiet moments. The walk-up lower level is ideal for entertaining, featuring a large family room with a wet bar, two additional bedrooms, a full bathroom, ample storage, and full air conditioning. Close to downtown, transit, schools, parks, and amenities, this exceptional home blends style, comfort, and convenience in one of the city's best locations.