



GRASSROOTS
REALTY GROUP

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91 Cougartown Close SW
Calgary, Alberta

MLS # A2266860



\$800,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,032 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows		

Inclusions: N/A

Welcome home to this inviting two-storey family home perfectly situated steps from scenic pathways and outdoor adventures, ideal for kids, biking, morning runs, and weekend walks. The main level offers a bright, open layout designed for everyday living. The functional kitchen features a large island, a corner pantry, and plenty of workspace, all opening to a comfortable family room featuring a gas fireplace, perfect for cozy nights in. You'll also find ample dining space and a flex room that's perfect for a home office or play zone. A mudroom, main-level laundry, and a half bath for guests complete this thoughtfully designed floor. Upstairs, you'll find three spacious bedrooms, a 4-piece main bath, and a large bonus room for movie nights or game days. The primary bedroom includes a roomy 4-piece ensuite. The finished basement adds even more versatility with two additional bedrooms, another 4-piece bath, and a large flex space ready for a gym, rec room, or home theatre. Set on a south-facing corner lot with no sidewalk, this property offers ample sun exposure and parking for guests when celebrating birthdays or hosting Christmas gatherings. Fresh, clean, and move-in ready — this home offers comfort today and the opportunity to refresh and make it your own tomorrow.