



GRASSROOTS
REALTY GROUP

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**40 Cougar Ridge Heights SW
Calgary, Alberta**

MLS # A2273780



\$1,199,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,105 sq.ft.	Age:	2001 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Garden, Landscaped, Street Lighting		

Heating:	Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	Two fridges, curtains, blinds, security alarm system, central vacuum system.		

Former Jayman Showhome in Cougar Ridge offering over 3,000 sq.ft. of bright, well-designed living space with a fully finished walkout basement. The main floor features 9 ft ceilings, hardwood floors, and an open kitchen with granite counters, stainless steel appliances, and an island. A few steps up, a cozy bonus room provides a bright flex space. Upstairs includes three bedrooms, a primary bedroom with walk-in closet and 5-piece ensuite with double sinks, a second full bathroom with double sinks, and a large office. The walkout basement has large windows, two bedrooms (one with high ceilings), a full bathroom, a spacious rec area, and a living room with floor-to-ceiling stone fireplace and bar. Additional features include a finished and insulated garage, new water heater, new washer, updated basement flooring, A/C, central vac, sound system, and a mature treed yard. Located on a quiet street near a pond, scenic trails, and top amenities.