



GRASSROOTS
REALTY GROUP

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59 Cougar Ridge Circle SW
Calgary, Alberta

MLS # A2277342



\$745,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,826 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Garden shed

OPEN HOUSE – Sunday, January 11 (12-2pm) This is a SPECIAL LOCATION… a quiet crescent, steps to a park/playground with ease of access to the community paths leading to the ridge… QUIET & PEACEFUL! PLUS…steps to Calgary French International, a short walk to the growing list of shops and services along West 85th and ezse of access downtown via Bow Trail or west to the mountains via Stoney Trail - FANTASTIC! This two storey offers 2420 sq ft over three levels with 3 beds and a Bonus Room up, 3.5 baths, a fully developed basement with a large Rec Room down – there is lots of space here for a growing family. On arrival you will enjoy the maple hardwoods running through the main. an open plan and the east/west exposure, bathing the home in the warmth of the sun throughout the day. On the main you have a generous living room and open kitchen with a large dining space leading directy to the rear deck and yard – LOVELY! Upstairs, the Bonus Roon offers a space for the kids to play or a space to settle the kids prior to bed. The primary bedroom enjoys a 4pc en suite and the two additional beds share a 4pc bath. The lower level has been fully developed and presents a wide, open space for the kids to romp or to easily accommodate an entertainment center and/or fitness space. This home sits on a quiet crescent with a large private yard in back… with its west exposure the rear yard enjoys the sun through our late summer evenings – NICE!