



**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 easy 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 directly to the rear deck and yard; LOVELY! Upstairs, the Bonus Room 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!