



GRASSROOTS
REALTY GROUP

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

176 Cougar Ridge Circle SW
Calgary, Alberta

MLS # A2281923



\$749,900

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,777 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Lawn, Other, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

Welcome to this well-appointed home in the highly desirable community of Cougar Ridge. Featuring three generous bedrooms plus a spacious bonus room, a fully developed basement, and central air conditioning, this home offers exceptional space and comfort for families and professionals alike. Enjoy a wide driveway and a huge backyard, perfect for outdoor living and entertaining. Ideally located close to top-rated schools, parks, and a nearby shopping plaza, with easy access to major routes and amenities. A fantastic opportunity to own in one of Calgary's most sought-after west-side neighbourhoods.