



GRASSROOTS
REALTY GROUP

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115 Cougarstone Square SW
Calgary, Alberta

MLS # A2286206



\$849,900

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,014 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, 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:	Breakfast Bar, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Garage door opener with 1 remote, induction range, TV wall mount in the family room, Trimlight under eave lights and controller, sprinkler system and controller, storage shed, Ring camera

OPEN HOUSE Saturday February 14th 12:00 to 2:30. The street you have been waiting for. Proud original owners, meticulously maintained and thoughtfully updated throughout. As you arrive, notice the updated exterior including siding, 30 year shingles (installed in 2013), an extended driveway, and extra street parking. This is a desirable corner lot with no sidewalks to shovel. A quaint front patio invites you to enjoy the front yard, friendly neighbours, and strong sense of community. Step inside to fresh paint, knockdown ceilings, and vinyl plank flooring that flow seamlessly through the main level. The open concept living area has been beautifully updated with a sparkling white kitchen, perfectly contrasting backsplash, and quartz counters. The refrigerator, induction stove, and microwave have all been updated. A large walk-in pantry features solid shelves and drawers to keep everything neat and organized. East facing windows allow the morning sunshine to pour in while offering lovely views of the backyard and green space. A two-piece bathroom and convenient main floor laundry, complete with a Bosch washer and dryer, are perfectly tucked away. Upstairs, the vaulted bonus room features a huge west facing window and a door that keeps sound contained while others are sleeping. Central air conditioning ensures comfort year round with all of these expansive windows. The second wing of the upper level offers generous secondary bedrooms and a renovated four-piece bathroom. The primary bedroom is a true retreat with a renovated ensuite designed two steps up, complete with an added privacy door that was not part of the original builder plan. The walk-in closet is impressively large and hard to outgrow. The basement development feels brand new and has been gently used. It offers excellent additional living space with a family room, bedroom, and fourth bathroom,

making it ideal for guests or teens wanting their own space. Take a peek in the garage and you will notice it is as tidy as the home. Epoxy flooring makes clean up easy, with plenty of room for two vehicles. The backyard is just as impressive, featuring a large deck, fire pit area, and RV parking pad. Underground sprinklers include a timer and online access via the Hydrowise app. Celebrate special occasions or cheer on your favourite sports team with Trimlights permanent under eave exterior lighting. This home is truly move in ready, and only one lucky buyer will have the opportunity to call it theirs.