



**29 Cougarstone Manor SW  
Calgary, Alberta**

**MLS # A2289809**



**\$799,900**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,008 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, No Back Lane, Rectan		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Air hockey table in lower level

Welcome to your just-right home in family friendly Cougar Ridge! This welcoming 4-bedroom home has all the spaces you want AND the rooms you need. The main floor offers a spacious front entry that opens into a flex space ideal as a home office, sitting room or "family drop zone" and homework area. Just beyond is the bright and open living room anchored by a cozy fireplace, the stylish and updated kitchen (with granite counter tops, island, pantry, and stainless-steel appliances) and the window framed dining area with a door to the amazing outdoor living space—a perfect private spot to spend those warm weather nights! The upper level offers a large bonus room, primary suite with two walk-in closets and ensuite with dual sinks and separate shower, two good sized bedrooms and a full bath. The lower-level rec room is currently an athletes dream space used for play and exercise and could easily transform into anyone's favourite place to hang out. Basement also has a 4th bedroom and full bath. With all that plus a double attached garage, updated bathrooms, plenty of storage and a fully fenced west facing backyard—this really is a great opportunity to own your own home on a whisper quiet street in the heart of Cougar Ridge!