



**129 Cougartown Circle SW
Calgary, Alberta**

MLS # A2295150



\$720,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,480 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Lawn, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Dry Bar, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		

Inclusions: None

This isn't just a home, this is the location and lifestyle you've been waiting for. Situated in the highly sought-after community of Cougar Ridge, this meticulously kept, fully developed detached home boasts over 2,100 square feet of total living space, offering the perfect blend of elegance and everyday functionality. From the moment you walk in, the bright, spacious, and open-concept design instantly feels like home. The main floor is an entertainer's dream, bathed in incredible natural light and featuring gorgeous hardwood floors throughout. At the heart of the home is a stunning kitchen equipped with sleek stone countertops, stainless steel appliances, and seamless flow into the dining and living areas. Cozy up by the gas fireplace on chilly evenings, stay perfectly cool all summer long with central A/C, and enjoy the everyday convenience of a main-floor laundry room and a dedicated powder room. Upstairs, you will find a peaceful retreat boasting three generously sized bedrooms and two full bathrooms, providing ample space for the whole family. The newly finished lower level expands your living space even further, offering a great recreation room with a dry bar, a fourth bedroom, and an additional full bathroom, the ideal setup for hosting guests, movie nights, or a teenager's hideaway. Step outside into your own private, year-round oasis. The fully fenced backyard features a fantastic patio covered by a sturdy pergola to protect you from the rain and snow, perfectly complemented by a relaxing hot tub. A double attached garage completes this exceptional property. Beyond the property lines, the location is truly unbeatable. You are just a single block away from daily amenities including shopping, restaurants, grocery stores, parks, and playgrounds. With quick access to schools, scenic walking paths, Canada Olympic Park (COP),

and just minutes to downtown Calgary, you also have quick and easy access heading west to escape to the Rocky Mountains, Banff, and Kananaskis. You are right where everyday life is happening next. Every day could begin and end beautifully right here.