



**160 Cougartown Close SW
Calgary, Alberta**

MLS # A2295330



\$768,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,308 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Enclosed, Front Drive, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Low Maintenance Landscape, N		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		
Inclusions:	N/A		

Welcome to this beautifully crafted Morrison-built bungalow nestled in the highly sought-after community of Cougar Ridge—where elegance meets comfort in a home designed for refined single-level living with exceptional room and space to live. Showcasing stunning curb appeal with a full stone front facade and a gardener’s dream backyard, this home impresses from the moment you arrive. Step inside to discover soaring vaulted ceilings and rich, light-toned hardwood flooring that flows seamlessly throughout the main living areas, creating a warm and inviting atmosphere. The open-concept design is both stylish and functional, centered around a chef-inspired kitchen featuring maple cabinetry, granite countertops, stainless steel appliances and a spacious center island with an eating bar—perfect for everyday living and entertaining. Adjacent to the kitchen, a sunlit breakfast nook opens onto a generous west facing deck and backyard, ideal for morning coffee, BBQs, and outdoor relaxation. The great room offers a cozy and welcoming ambiance with a custom-built gas fireplace, making it the perfect gathering space. Thoughtfully designed for convenience, the main level also includes a powder room and a mudroom/laundry area with access to a double attached garage. The spacious primary suite serves as a peaceful retreat, complete with a spa-inspired ensuite featuring a granite-topped vanity, large soaker tub, separate shower, and a walk-in closet. The fully finished basement is developed to the same high standards as the main floor and expands your living space with a second bedroom, a 4-piece bathroom, a large family room, and ample accessible storage. Located just steps from a beautiful park, this home is ideal for family outings and nature lovers alike. Cougar Ridge offers a perfect blend of natural beauty and urban convenience,

with close proximity to recreation like Canada Olympic Park (COP), Eastland & Buffalo Hills hiking trails, golf as well as shopping, and top-rated schools. This is the bungalow lifestyle you've been waiting for!